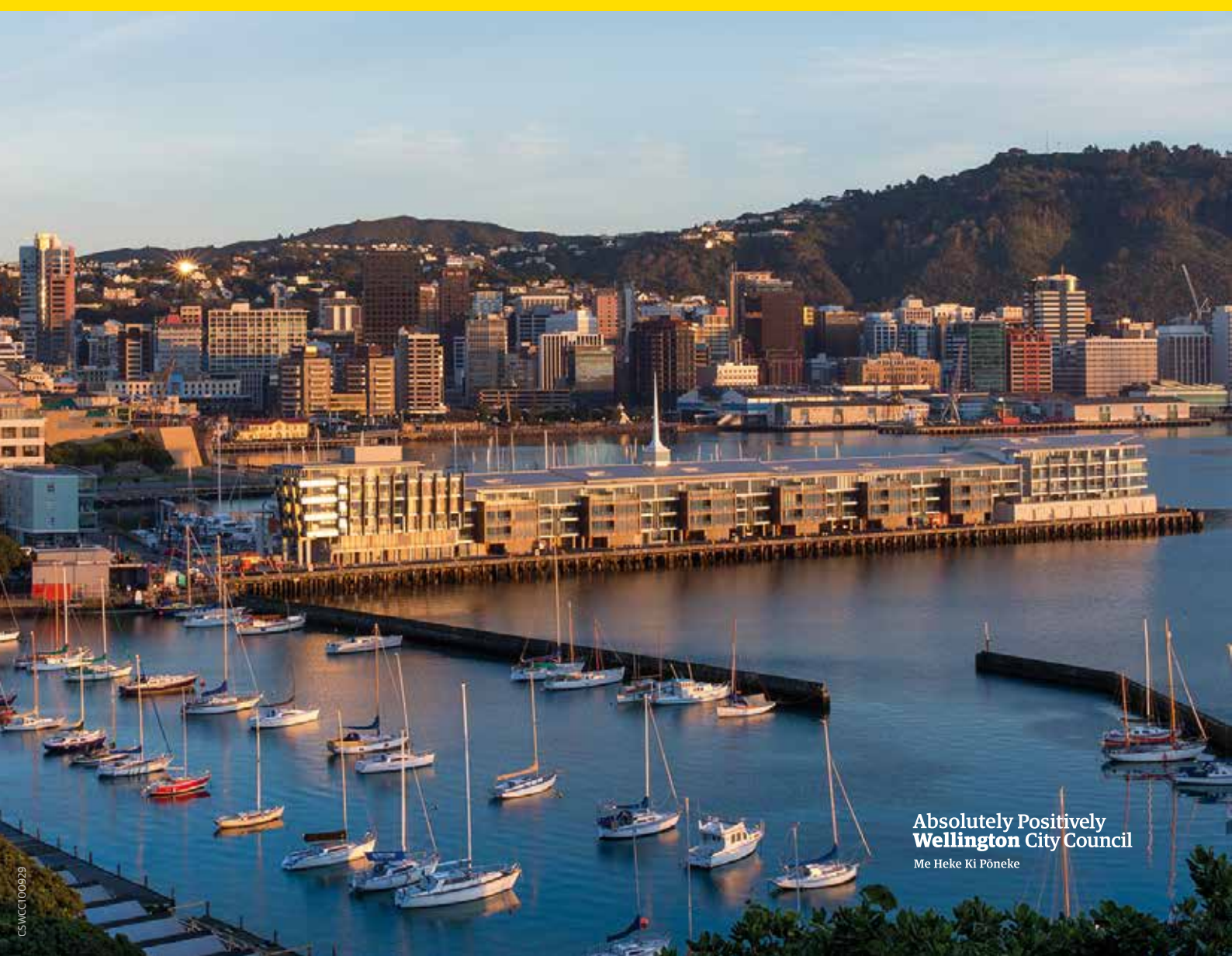


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# Commercial Land Information Memorandum

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Absolutely Positively  
**Wellington City Council**  
Me Heke Ki Pōneke

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# **Land Information Memorandum**

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**81 Molesworth Street,  
Thorndon**

12 September, 2016

Anthony Harper Barristers & Solicitors  
PO Box 2646  
Christchurch Mail Centre  
Christchurch 8140

Service Request No: 367338  
File Reference: 0600 370429

Attention: Renee Dooley

### **Land Information Memorandum (LIM)**

Please refer to the attached LIM for 81 Molesworth Street, as requested by you.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Liam Koedyk', with a stylized, cursive script.

**Liam Koedyk**  
Building Compliance & Consents  
Wellington City Council  
Telephone: (04) 801 4303

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## Land Information Memorandum

For any queries relating to the contents of this LIM please contact the relevant department in question. Contact information for each department can be found at the end of each section.

**Address** 81 Molesworth Street

**Legal Description** LOT 1 DP 62033

**Certificate of Title** WN31A/705

### Special Features of the Land

	Information Included	No Information Found
<b>Erosion</b> <i>(The wearing away of land by running water, rain, wind or other geological agents)</i>		✓
<b>Avulsion</b> <i>(The sudden removal of land by the change in a river's course, or by flooding to another person's land)</i>		✓
<b>Falling debris</b> <i>(The dislodgement of rock or earth from above)</i>		✓
<b>Subsidence</b> <i>(A gradual sinking of land with respect to its previous level)</i>		✓
<b>Slippage</b> <i>(The downhill movement of land )</i>		✓
<b>Alluvion</b> <i>(The deposit of earth, sand, etc, left during a flood)</i>		✓
<b>Inundation</b> <i>(History of being prone to flooding or overflowing)</i>		✓

## District Plan

### District Plan Map

Extract Attached

### Activity Area

This property is located in an area zoned as Central. Refer to the attached summary.

This property is located in an area zoned as Inner Residential. Refer to the attached summary.

This property is partially located within a ground shaking area.

This property is located within an area subject to Central Area Building Heights. Refer to the attached map 32.

Molesworth Street and Hawkestone Street are both rated as Principal Road. Refer to the attached Road Hierarchy summary and map 34.

### Designations

This property is located within the area designated as G2 – Wellington International Airport Airspace. Refer to the attached map 37.

This property is located near to designation E48 – St Mary's College.

The Proposed District Plan was notified on 27 July 1994 and became operative on 27 July 2000.

The District Plan should be consulted to determine the classification of any existing or proposed activity on the subject property. Resource consents may be necessary for activities that are not permitted activities. The District Plan can be viewed at the Building Compliance & Consents reception, Ground Floor, 101 Wakefield Street, Wellington, at Wellington City Libraries, or visit the Wellington City Council website (see link below).

<http://wellington.govt.nz/your-council/plans-policies-and-bylaws/district-plan/plan-changes-and-variations>

### *District Plan Changes*

From time to time the Council makes amendments to the contents of the District Plan by publicly notifying District Plan changes. These changes come into effect on the date they are publicly notified. When they are first released the changes are referred to as 'proposed Plan Changes'. Once the plan change process is completed they become 'operative plan changes'.

The District Plan papers attached to this LIM contain the details of all operative District Plan changes, but no details of proposed plan changes that are still under consideration. For details of any proposed plan changes that may affect this property, please visit the Wellington City Council website (as above).

***If you have any queries regarding this section please contact the Planning Customer Service Team. Telephone: (04) 801 3590***

## **Heritage Buildings – including sites, trees and objects**

**Heritage designations** There are no Heritage designations located on  
***(including buildings, sites, trees and objects)*** this property.

**Heritage designations** None  
**for adjoining properties**

**Heritage New Zealand** Council has not been given notice that this  
property is included in the New Zealand Heritage  
List of Historic Places, Historic Areas, Wāhi  
Tūpuna, Wāhi Tapu, and Wāhi Tapu areas.

***If you have any queries regarding this section please contact  
Vanessa Tanner, Senior Heritage Advisor, Urban Design and  
Heritage. Telephone: (04) 803 8118***

## **Resource Consents**

- |   |   |
|---|---|
| <b>(a) Subdivision</b>                                | There are no Subdivision consents for this property.    |
| <b>(b) Land Use</b>                                   | There are Land Use consents for this property.          |
| <b>(c) Other types of Consents</b>                    | There are no other types of consents for this property. |
| <b>(d) Resource Consents for adjoining properties</b> | SR: 331945, 152789, 167705, 188869,                     |

## Land Use

### 02 October 1997 – SR35206

Resource Consent was granted pursuant to the provisions of the Resource Management Act 1991, subject to conditions, for the installation of an emergency generating set adjacent to footpath on Hawkestone Street. Refer to the attached documents for further details.

*Note: If a consent has not been given effect to, then it may have lapsed depending on the legislation under which it was authorised.*

***If you have any queries regarding this section please contact the Planning Customer Service Team. Telephone: (04) 801 3590***

## Town Planning and/or Local Government Act 1974

### **There is a record of consents for this property.**

Council granted approval dated 20 October 1978 for the residential development of the Shamrock Hotel site.

Council granted approval dated 19 November 1979 for the erection of a 13 storey structure containing retail space, offices and a basement carpark.

Council granted approval dated 13 March 1981 for the erection of a 15 storey hotel.

Council granted approval dated 13 May 1982 for the construction of a four storey retail-office development with an additional level of basement car parking.

Council granted approval dated 13 December 1983 for the development of the site on the corner of Molesworth Street and Hawkestone Street.

Council granted approval dated 19 March 1984 for the subdivision of the property.

Council granted approval dated 06 April 1984 for the construction of a cellar.

Council granted dispensation dated 29 May 1984 for the non-provision of a verandah over the 14 meter section of the building used for vehicle access on Hawkestone Street.

*No documents relating to this consent have been attached. They can be requested if required.*

## **Legal Documents**

### **Legal documents are attached.**

Resolution conditionally consenting to the construction of a cellar dated 04 May 1970.

## **Rates**

### **Rates**

There are no outstanding rates for this property.

### **Water Rates**

This property has water rates associated with it.

Refer to attached computer printout for rates and water rates.

For valuation information please contact Quotable Value: [www.qv.co.nz](http://www.qv.co.nz)

***If you have any queries regarding this section please contact Rates.  
Telephone: (04) 499 4444***

## Building

### Building Permits

There is a record of building permits for this property.

Please refer to attached copies of computer details for building permits.

Building, plumbing and drainage permits issued under the bylaws made pursuant to the Local Government Act 1974 have now expired. The bylaws relating to building permits were superseded by the Building Act 1991 and subsequently by the Building Act 2004.

**Unauthorised or incomplete building, plumbing and drainage permitted work done prior to the implementation of the Building Act 1991 in January 1993, now has the status of “an existing situation”. Unless the building is either dangerous or insanitary, as defined under Sections 121 and 123 of the Building Act 2004 (refer to the Appendix II section of this document), Council is precluded from taking any further action to require the owner to complete the work in accordance with the original building permit.**

It is not practical to copy the information relating to permits and/or completed consents held at Wellington City Archives. If you wish to sight this information please contact the Archives on (04) 801 2096.

### Building Consents

There is a record of building consents for this property.

There is a record of lapsed building consents for this property.

There is a record of cancelled building consents for this property.

Please refer to attached copies of computer details for all building consents.

Building consents have replaced building permits as a result of the implementation of the Building Act 1991, and subsequently the Building Act 2004.



Under Schedule 1 of both Acts, some types of building work are exempt from the need to obtain a building consent. If building work that needs consent was carried out after January 1993 without consent first being obtained that work is not authorised and the Council may require the property owner to:

- (i) Demolish or remove the work,
- (ii) Upgrade to building code requirements (consent may be required, contact BCC on (04) 801-4311),
- (iii) Apply for Certificate of Acceptance (refer to Certificate of Acceptance section below).

The Council may prosecute persons who contravene or fail to comply with the Act or with a notice issued under the Act, for example a notice to rectify issued under the Building Act 1991, or a notice to fix issued under the Building Act 2004.

Under Section 52 of the Building Act 2004, a building consent lapses and is of no effect if the building work has not been commenced within 12 months of the date of issue, or any further period that the building consent authority may allow.

An owner must apply on the prescribed form for a Code Compliance Certificate when all building work covered by the building consent is complete. A Code Compliance Certificate will be issued once the Council is satisfied that the building work has been completed in accordance with the building consent and complies with the Building Code.

### **Computer Status Definitions:**

***“Completed”*** means a Code Compliance Certificate has been issued.

***“Lapsed”*** means the Council has not been notified that work has started and is unable to ascertain that work has started. The consent has now lapsed under the legislation it was issued.

***“Cancelled”*** means the Council have been notified that work has not started and the building consent has been cancelled at the request of the owner/agent.

**Buildings for public use;** The Building Amendment Act 2005 provides in sections 362A to 363C that it is an offence to use, or permit the use of any part of a building affected by building work, for which a building consent has been granted since 31 March 2005, but no code compliance certificate, or certificate for public use has been issued. For building consents issued before 31 March 2005 the offence provisions will apply if a Code Compliance Certificate or Certificate for Public Use has not been issued by 31 March 2010. It should be noted that where a building consent includes work in the common spaces, particularly egress routes, the whole building may be affected, not just a tenancy where the bulk of the work is to take place. The interpretation of public use is broad and includes all buildings that are intended to be open to, or are used by members of the public.

### **Certificate of Acceptance**

There is no record of a Certificate of Acceptance relating to building work at this property.

Section 96 of the Building Act 2004 provides for a Territorial Authority (i.e. a council) to issue a Certificate of Acceptance in certain circumstances. When issued a Certificate of Acceptance is limited to the extent to which the Territorial Authority was able to inspect the building work in question.

Application for a Certificate of Acceptance may be made in the following circumstances:

- Work was carried out without a building consent, where a building consent was required but not obtained.
- Work was carried out under urgency.
- A private building certifier refuses or is unable to issue a Code Compliance Certificate and another building consent authority is unable or refuses to issue a Code Compliance Certificate.

### **Building Complaints**

There is no record of unresolved complaints for this property.

### **Building Correspondence**

There is no record of building correspondence for this property.

***After 31 March 2005 Building Consents issued under the 1991 Building Act will be deemed to be issued under the 2004 Act.***

***If you have any queries regarding this section please contact Building Compliance & Consents. Telephone: (04) 801 4311***

## **Compliance Schedule and Building Warrant of Fitness**

**We advise that the property had a current building warrant of fitness which expired on 05 July 2016.**

Section 100 of the Building Act 2004 requires all buildings containing any specified systems listed in the Regulations 2005/32 to have a **compliance schedule** and for the owner to display a **Compliance Schedule Statement for the initial year**, and thereafter, annually, issued and display a warrant of fitness relating to those systems in that building as specified in the compliance schedule.

Refer to Appendix III - **Sections 100 & 108 of the Building Act 2004**.

## **Earthquake Prone Building**

The Building Act 2004 requires that the Wellington City Council maintains an Earthquake-prone Building Policy. Under the current policy any pre-1976 commercial building, or any pre-1976 residential building which is two or more stories high and contains three or more residential units will be assessed to determine whether it is Earthquake-prone.

If there are changes to legislation, the loading standard or if the Council receives further information, a building may require an assessment or reassessment to consider whether it is earthquake prone. The Council's current EQP policy can be viewed on the Web: <http://wellington.govt.nz/your-council/plans-policies-and-bylaws/policies/earthquake-prone-buildings-policy>

It should also be noted that where a change of use is proposed for the building, structural strengthening work is required to most buildings to upgrade the building to meet current codes.

Please refer to Appendix II. Sec. 122 defines the meaning of an earthquake-prone building.

The Ministry of Business, Innovation and Employment has conducted a review of buildings throughout New Zealand which were or may have been constructed with non-ductile gravity columns.

The Ministry has identified the building that occupies that land which is the subject of this LIM report as a building that may have been constructed with non-ductile gravity columns. The Ministry has advised that the presence of non-ductile gravity columns does not necessarily mean that there is a structural safety problem with the building. However, the Ministry has strongly recommended that an engineering assessment be obtained by the building owner to determine whether non-ductile gravity columns are present and, if they are, to assess the structural integrity of the building in a seismic event.

Council recommends that you seek the advice of a registered structural engineer if you require further information.

Refer to attached letter and practice advisory relating to non-ductile columns.

A Detailed Seismic Assessment (DSA) includes some calculation and/or computer analysis and should provide a more accurate indication of the seismic performance of a building. In a number of instances an owner or body corporate may have a DSA available. Parties should seek their own independent engineering advice particularly for commercial purposes such as sale & purchase, lease agreements and insurance, etc.

*Please note, select personal identifying information has been removed from the attachments pursuant to the privacy Act 1993.*

***If you have any queries regarding this section please contact Seismic and Weathertightness. Telephone: (04) 499 4444***

## **Verandah**

Wellington City Council (Council) are undertaking assessments of verandahs in the Wellington Region in relation to Part 10: Structures in Public Places – Verandahs Bylaw 2008.

The intention of the bylaw is to ensure that all verandahs are maintained in a waterproof condition and in a good state of repair.

This verandah is yet to be assessed under the current policy.

***If you have any queries regarding this section please contact Seismic and Weathertightness. Telephone: (04) 499 4444***

## Windzones for Wellington City

**The Wind Zone in terms of NZS3604:2011 for the subject property was determined to be “High” by the CLC Consulting Group Limited, Auckland.**

Wind zones are required when making structural or building envelope changes.

Determination of the correct wind zone can only be achieved by accurate knowledge of ground topography, ground roughness, site exposure and "expected conditions five years hence".

While the wind zone determinations have been made by CLC Consulting Group Limited, Auckland they note that a final interpretation of the wind zone remains the prerogative of Council.

## Corrosion Zone

Corrosion zones are required when making structural or building envelope changes.

Sites are classified as being in an exposure zone B, C or D depending on the severity of exposure to wind-driven sea salt or geothermal gases. These zones are defined in (NZ3604: 2011) the NZ Standard for light framed buildings.

For Wellington City, most sites are either in exposure zone D, which includes the area within 500 metres of the sea, or exposure zone C in terms of NZS3604: 2011.

## Swimming Pools

**There is no record of a swimming pool or spa pool at this property.**

The Fencing of Swimming Pools Act 1987 requires the property owner to ensure that any swimming pool or spa pool is enclosed by a fence of at least 1.2 metres high that would prevent access to any child of less than six (6) years of age. Definitions of what constitutes a pool and details of the safety requirements are set out in this Act.

A building consent is required for the installation of a pool fence and may be required for the installation of any pool itself.

The Council has a programme to audit the on-going compliance of pool fences and so pools will be subject to periodic inspections to confirm compliance. Property owners will be charged for time spent by Council officers in audits.

***If you have any queries regarding this section please contact Building Compliance & Consents. Telephone: (04) 801 4311***

## **Weathertightness**

**Council does not hold record of any Weathertightness issues.**

This section of the LIM will be completed only where Council has received **formal** notification of possible water ingress issues at the property from one of the following sources:

- Ministry of Business Innovation and Employment (MBIE)
- Weathertight Homes Tribunal
- High or District Court
- Written notification from the owner of the property or their agent
- Where the owner has applied to MBIE for a Determination and the report carried out by MBIE has identified areas of water ingress

Where Council may have received **informal** advice of possible issues with the dwelling, i.e. via phone call, and the Council is unable to substantiate or corroborate the extent of the issue, these notifications will be held under the “Complaint” or “Building Correspondence” section of this LIM.

If you have any concerns we recommend that you seek independent advice from a suitably qualified person such as a building surveyor, and/or speak to the owners of the property.



## Drainage

Refer to the attached Private Drainage Plan.

There are Public Wastewater and Stormwater mains located within this property.

Refer to the attached copy of the City Mapping plan.

On 22 June 1999 sewage flowing into the basement was reported to the Council. Council investigated and completed work.

On 13 December 1999 a manhole pumping water into the carpark was reported to Council. Council investigated and completed work.

On 22 April 2016 a blocked sump inside the property was reported to Council. Council investigated and determined that it was a private fault.

Approval to build any structure over public drains is subject to the standard conditions that are applicable.

***If you have any queries regarding this section please contact Samir Hermiz, Drainage Engineer, Land Development Team, Wellington Water. Telephone: (04) 912 4466 or 021 879 133***

## Potential Flooding

**Council does not hold record of any potential flooding issues with this property.**

***If you have any queries regarding this section please contact James Green, Asset Data Administration. Telephone: (04) 912 4546.***

## Water

This property has water supply.

Refer to the attached Water Services Plan.

Approval to build any structure over a water main would be subject to the standard conditions that are applicable.

***If you have any queries regarding this section please contact Tony Jaegers, Wellington Water. Telephone: (04) 912 4568***

## **Hazardous Substances**

**A record of hazardous substances exists for this property.**

It would be advisable to have any possible contamination investigated and a mitigation plan prepared as necessary, by a suitably qualified person or organisation.

Refer to the attached documents for details.

***Greater Wellington Regional Council holds information regarding issues around site contamination. Telephone: 0800 496 734***

The Dangerous Goods Regulations have been superseded by the Hazardous Substances and New Organisms Act 1996 (HSNO). Since the enactment of this Act Wellington City Council no longer has delegated authority to certify premises for storing or using hazardous substances or record the Test Certificates for the premises.

WorkSafe NZ holds information regarding the Test Certificates issued for sites storing and using hazardous substances.

**For WorkSafe NZ, phone: 0800 030 040, fax: (04) 914 6866 or email: [info@worksafe.govt.nz](mailto:info@worksafe.govt.nz). Website: [www.business.govt.nz/worksafe](http://www.business.govt.nz/worksafe)**

## **Encroachment Licence: Road Reserve Land and/or Airspace**

**There are no road reserve and/or airspace encroachment licences for this property.**

Property owners are legally required under the Bylaw 2008: Part 5 – Public Places, to have an encroachment licence or lease for any private structure or exclusive use of road reserve. If an encroachment use exists, or is discovered, the owner(s) must submit an encroachment licence application to the Council. The Council (as landowner of legal roads) has the discretion to approve or decline an encroachment licence or lease in accordance with the Road Encroachment and Sale Policy.

**Policy document link:**

<http://wellington.govt.nz/services/consents-and-licences/encroachments/road-encroachment-policy>

**Application link:**

<http://wellington.govt.nz/services/consents-and-licences/encroachments/apply-for-an-encroachment-licence>

***If you have any queries regarding this section please contact the Encroachments Team. Telephone: (04) 801 4266***

## **Encroachments: Parks and Reserve Land**

Encroachments are not permitted on land that is subject to the Reserves Act 1977 or the Town Belt Deed. This includes most of Council's parks and reserves. Encroachments include any structure, building, furniture, vehicle or pedestrian access, lawn, garden or any area of the reserve being used for private purposes (exclusive or otherwise).

If an encroachment exists the owner is required (wherever possible) to remove the encroachment immediately or alternatively, to contact Council to set a timeframe for removal.

Immediate removal will not be required for dwellings that have historically encroached on an adjacent reserve. In these instances removal will be required at the time of any future demolition or major reconstruction project.

***If you have any queries regarding this section please contact Parks, Sport & Recreation. Telephone: (04) 499 4444***

## Land and Structure/Access

The owner is responsible for maintaining the vehicle accessway out to and including the kerb crossing.

A search of our records shows there are no other requirements.

***If you have any queries regarding this section please contact a Vehicle Access/Earthworks Engineer, Subdivision Compliance. Telephone: (04) 499 4444***

## Trade Waste

Trade waste refers to any liquid non-domestic waste, excess oil or grease, or large quantities of domestic-type waste produced by a business or trade that is or may be discharged to a sewer.

Any premises discharging or proposing to discharge trade waste to the sewer must apply for a Trade Waste Discharge Consent pursuant to the Wellington City Council Trade Waste Bylaw. Dependent on the nature and quantity of the trade waste the discharge may be made the subject of a Trade Waste Consent. In addition, the trade waste may require pre-treatment before discharge to the sewer. This includes the use of a grease trap.

In respect of this LIM report:

There is no Trade Waste Consent for the discharge of trade waste to the sewer associated with this address.

***Please contact Leon Chen Wellington Water. Telephone: 021 820 943***

## Backflow Prevention

There is a record of a backflow preventer in this building. Refer to the attached compliance schedule for details.

***If you have any queries regarding this section please contact Michael Arthurs, Building Compliance & Consents. Telephone: 803 8792***

## Health

There are no premises requiring a Wellington City Council Health Licence.

There are no outstanding complaints.

***Restrictions on any change of use may apply. For more details please contact Betty Holden Environmental Health Officer, Public Health Group. Telephone: 803 8062.***

## Liquor/Pavement Permission

There is no alcohol licence nor pavement permission in force on this site.

***If you have any queries regarding this section please contact Betty Holden, Environmental Health Officer, Public Health Group. Telephone: (04) 803 8062***

# Appendix I

## Section 44A. Local Government Official Information and Meeting Act 1987

Land information memorandum—

- (1) A person may apply to a territorial authority for the issue, within 10 working days, of a land information memorandum in relation to matters affecting any land in the district of the authority.
- (2) The matters which shall be included in that memorandum are—
  - (a) Information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that—
    - (i) Is known to the territorial authority; but
    - (ii) Is not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991:
  - (b) Information on private and public stormwater and sewerage drains as shown in the territorial authority's records:
  - (ba) any information that has been notified to the territorial authority by a drinking-water supplier under [section 69ZH](#) of the Health Act 1956:
  - (bb) information on—
    - (i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier:
    - (ii) if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply:
    - (iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply:
  - (c) Information relating to any rates owing in relation to the land:
  - (d) Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the [Building Act 2004](#), or any other Act):
  - (e) Information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the [Building Act 2004](#):
  - (ea) information notified to the territorial authority under [section 124](#) of the Weathertight Homes Resolution Services Act 2006:



- (f) Information relating to the use to which that land may be put and conditions attached to that use:
  - (g) Information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose:
  - (h) Any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.
- (3) In addition to the information provided for under subsection (2) of this section, a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant.
- (4) An application for a land information memorandum shall be in writing and shall be accompanied by any charge fixed by the territorial authority in relation thereto.
- (5) In the absence of proof to the contrary, a land information memorandum shall be sufficient evidence of the correctness, as at the date of its issue, of any information included in it pursuant to subsection (2) of this section.
- (6) Notwithstanding anything to the contrary in this Act, there shall be no grounds for the territorial authority to withhold information specified in terms of subsection (2) of this section or to refuse to provide a land information memorandum where this has been requested.]

#### History

Section 44A and heading were inserted, as from 1 December 1992, by s 2 Local Government Official Information and Meetings Amendment Act (No 2) 1991 (1991 No 151).

Section 44A(2)(ba): inserted, on 1 July 2008, by [section 18](#) of the Health (Drinking Water) Amendment Act 2007 (2007 No 92).

Section 44A(2)(bb): inserted, on 1 July 2008, by [section 18](#) of the Health (Drinking Water) Amendment Act 2007 (2007 No 92).

Section 44A(2)(d): amended, on 31 March 2005, by [section 414](#) of the Building Act 2004 (2004 No 72).

Section 44A(2)(e): amended, on 31 March 2005, by [section 414](#) of the Building Act 2004 (2004 No 72).

Section 44A(2)(ea): inserted, on 1 April 2007, by [section 127\(5\)](#) of the Weathertight Homes Resolution Services Act 2006 (2006 No 84).

Section 44A(2)(h): amended, on 31 March 2005, by [section 414](#) of the Building Act 2004 (2004 No 72).

## Appendix II

### Sections 121, 122 & 123 The Building Act 2004.

Buildings which are deemed to be dangerous, earthquake prone and insanitary —

#### 121 Meaning of dangerous building

- (1) A building is **dangerous** for the purposes of this Act if, -
  - (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause-
    - (i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or
    - (ii) in the event of fire, injury or death to any persons in the building or to persons on other property is likely because of fire hazardous the occupancy of the building.
- (2) For the purpose of determining whether a building is dangerous in terms of subsection (1)(b), a territorial authority -
  - (a) may seek advice from members of the New Zealand fire Service who have been notified to the territorial authority by the Fire Service National Commander as being competent to give advice; and
  - (b) if the advice is sought must have due regard to the advice.

Compare: 1991 No 150 s 64(1) (2),(30)

#### 122 Meaning of earthquake-prone building

- (1) A building is **earthquake prone** for the purposes of this Act if, having regard to its conditions and to the ground on which it is building, and because of its construction, the building-
  - (a) will have its ultimate capacity exceeded in a moderate earthquake (as defined in the regulations); and
  - (b) would be likely to collapse causing -
    - (i) injury or death to persons in the building or to persons on any other property; or
    - (ii) damage to any other property.
- (2) Subsection (1) does not apply to a building that is used wholly or mainly for residential purposes unless the building -

- (a) comprises 2 or more storeys; and
- (b) contains 3 or more household units.

Compare: 1991 No 150 s 66

### **123 Meaning of insanitary building**

**A building is insanitary for the purposes of this Act if the building -**

- (a) is offensive or likely to be injurious to health because-
  - (i) of how it is situated or constructed; or
  - (ii) it is in a state of disrepair; or
- (b) has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or
- (c) does not have a supply of potable water that is adequate for its intended use; or
- (d) does not have sanitary facilities that are adequate for its intended use.

Compare: 1991 No 150 s 64(4)

# Appendix III

## Compliance schedules

### **Sections 100, 101, 103, 105, 108, 110. The Building Act 2004 as amended by The Building Amendment Act 2005**

#### **"100 Requirement for compliance schedule**

- "(1) A building not used wholly as a single household unit -
  - "(a) requires a compliance schedule if -
    - (i) it has a specified system; or
    - (ii) it has a cable car attached to it or servicing it; and
  - "(b) requires the schedule for all specified systems it has and any cable car it has attached to it or servicing it.
- "(2) A building used wholly as a single household unit –
  - "(a) requires a compliance schedule only if it has a cable car attached to it or servicing it; and
  - "(b) requires the schedule only for the cable car.
- "(3) Before 31 March 2008,-
  - "(a) a building not used wholly as a single household unit -
    - (i) requires a compliance schedule only if it has a specified system other than a cable car; and
    - (ii) does not require a compliance schedule for any cable car attached to it or servicing it; and
  - "(b) a building used wholly as a single household unit does not require a compliance schedule."

#### **"101 Owner must comply with requirement for compliance schedule**

- (1) An owner of a building for which a compliance schedule is required under section [100](#) must obtain the compliance schedule.
- (2) A person commits an offence if the person fails to comply with subsection (1).
- (3) A person who commits an offence under this section is liable to a fine not exceeding \$20,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,000 for every day or part of a day during which the offence has continued.

### **"103 Content of compliance schedule**

- (1) A compliance schedule must state—
  - (a) the specified systems that are covered by the compliance schedule; and
  - (b) the performance standards for the specified systems; and
  - (c) the inspection, maintenance, and reporting procedures to be followed by licensed building practitioners in respect of the specified systems to ensure that those systems are capable of, and are, performing to the performance standards; and
  - (d) if applicable, the specified systems that relate to—
    - (i) means of escape from fire; and
    - (ii) safety barriers; and
    - (iii) means of access, and facilities for use, by persons with disabilities that meet the requirements of section 118; and
    - (iv) handheld hose reels for fire-fighting; and
    - (v) any signs that are required by the building code or by section 120.
- (2) For the purposes of subsection (1)(c), the inspection, maintenance, and reporting procedures of the compliance schedule may be identified—
  - (a) by description in the compliance schedule; or
  - (b) by reference to—
    - (i) a prescribed acceptable solution or prescribed verification method in a regulation referred to in section 20; or
    - (ii) a compliance document; or
    - (iii) a building method or product.

### **"105 Obligations of owner if compliance schedule is issued**

An owner of a building for which a compliance schedule has been issued must ensure—

- (a) that each of the specified systems stated in the compliance schedule is performing, and will continue to perform, to the performance standards for that system; and
- (b) that the owner provides to the territorial authority an annual building warrant of fitness in accordance with section 108; and
- (c) that the compliance schedule is kept—

- (i) in the building; or
  - (ii) in another building in the district of the territorial authority; or
  - (iii) in some other place agreed on by the owner and the territorial authority; and
- (d) that the compliance schedule is available for inspection by any person or organisation who or that has a right to inspect the building under any Act; and
- (e) that, for the first 12 months of the period of the compliance schedule, there is displayed publicly in a place in the building so that users of the building can have access to it a statement by the territorial authority in the prescribed form stating—
  - (i) the specified systems covered by the compliance schedule; and
  - (ii) the place where the compliance schedule is held.

#### **"108 Annual building warrant of fitness**

- (1) An owner of a building for which a compliance schedule has been issued must supply to the territorial authority a building warrant of fitness in accordance with subsection (3).
- (2) The purpose of a building warrant of fitness is to ensure that the specified systems stated in the compliance schedule are performing, and will continue to perform, to the performance standards for those systems that are set out in the relevant building consent.
- (3) The building warrant of fitness must—
  - (a) be supplied on each anniversary of the issue of the compliance schedule; and
  - (b) state that the inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the previous 12 months; and
  - (c) have attached to it all certificates, in the prescribed form, issued by a licensed building practitioner that, when those certificates are considered together, certify that the inspection, maintenance, and reporting procedures stated in the compliance schedule have been fully complied with during the previous 12 months; and
  - (d) have attached to it any recommendation made by a licensed building practitioner that the compliance schedule should be amended to ensure that the specified systems stated in the compliance schedule are performing, and will continue to perform, to the performance standards for those systems; and
  - (e) be in the prescribed form; and
  - (f) contain the prescribed information.



- (4) The owner must publicly display a copy of the building warrant of fitness in a place in the building to which users of the building have ready access.
- (5) A person commits an offence if the person—
  - (a) fails to display a building warrant of fitness that is required to be displayed under this section; or
  - (b) displays a false or misleading building warrant of fitness; or
  - (c) displays a building warrant of fitness otherwise than in accordance with this section.
- (6) A person who commits an offence under this section is liable to a fine not exceeding \$20,000.
- (7) In subsection (3)(d), a reference to a licensed building practitioner is a reference to the licensed building practitioner or licensed building practitioners who carried out the inspection, maintenance, and reporting procedures stated in a compliance schedule during the previous 12 months.

#### **"110 Owner must obtain reports on compliance schedule**

An owner of a building for which a compliance schedule has been issued must—

- (a) obtain annual written reports relating to the inspection, maintenance, and reporting procedures of the compliance schedule signed by each licensed building practitioner who carried out 1 or more of those procedures; and
- (b) keep those reports, together with the compliance schedule, for a period of 2 years; and
- (c) produce those reports for inspection, when required, by—
  - (i) the territorial authority; and
  - (ii) any person or organisation who or that has the right to inspect the building under any Act; and
- (d) show the location of those reports and the compliance schedule on the building warrant of fitness displayed in accordance with section 108(4)

#### **Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005 – Schedule 1 as amended by Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Amendment Regulations 2005**

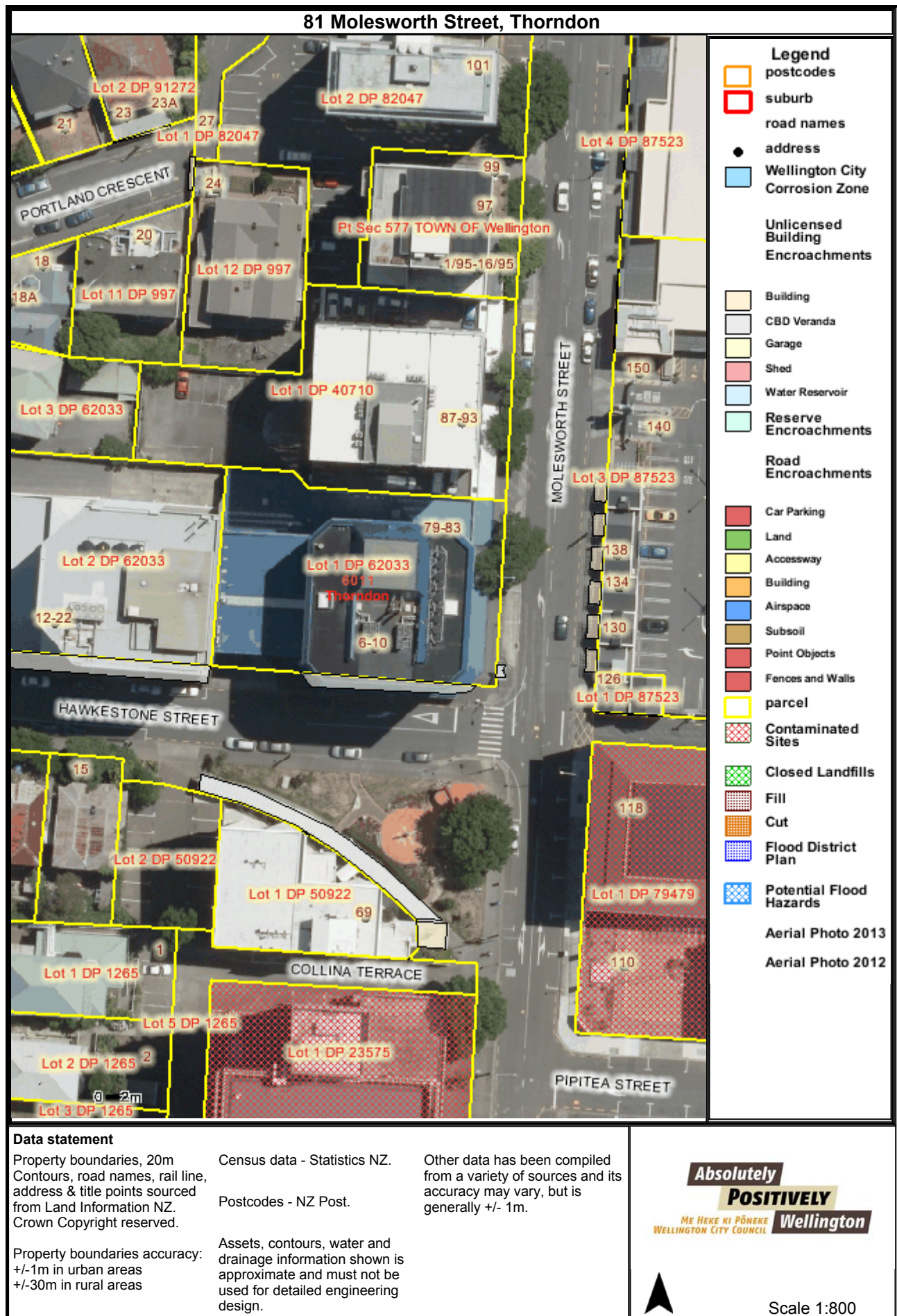
##### **"Schedule 1 Specified systems**

- 1 Automatic systems for fire suppression (for example, sprinkler systems).
- 2 Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit).
- 3 Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation).
- 4 Emergency lighting systems.
- 5 Escape route pressurisation systems.
- 6 Riser mains for use by fire services.
- 7 Automatic back-flow preventers connected to a potable water supply.
- 8 Lifts, escalators, travelators or other systems for moving people or goods within buildings.
- 9 Mechanical ventilation or air conditioning systems.
- 10 Building maintenance units providing access to exterior and interior walls of buildings
- 11 Laboratory fume cupboards.
- 12 Audio loops or other assistive listening systems.
- 13 Smoke control systems.
- 14 Emergency power systems for, or signs relating to, a system or feature specified in any of clauses 1 to 13.
- 15 Any or all of the following systems and features, so long as they form part of a building's means of escape from fire, and so long as those means also contain any or all of the systems or features specified in clauses 1 to 6, 9, and 13:
  - (a) systems for communicating spoken information intended to facilitate evacuation: and
  - (b) final exits (as defined by clause A2 of the building code): and
  - (c) fire separations (as so defined): and
  - (d) signs for communicating information intended to facilitate evacuation: and
  - (e) smoke separations (as so defined)"

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# **Aerial Photo**

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
# Property Summary

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# CityVIEW

+ Property  
Summary

The information below has been obtained from selected computer records held by Wellington City Council, as supplied by third parties, in relation to the address provided by you and in relation to the matters requested by you. The accuracy of the information cannot be guaranteed.

Wufi 	Property Type	Property Status	Address	Area (m²)	Lands Link Number
1119911	Valuation	Current	81 Molesworth Street Thorndon 6011	1246	370429
<b>Legal Description</b>	LOT 1 DP 62033 - SHAMROCK HOUSE -				
<b>Valuation Ref</b>	17230 - 10200 -				
<b>Apportionment</b>	Not Applicable		<a href="#">Property Associations</a>	<b>File Type</b>	<u>L</u>

## - Valuation Usage

<b>Date Rating Effective</b>	1/07/2014	<b>Date of Valuation</b>	1/09/2012
<b>Received Date</b>	14/06/2014		
<b>Land Use Zone</b>	8A - Central Area		
<b>Garage and Parking</b>	37		
<b>Land Usage</b>	84 - Offices		
<b>Building Construction</b>	CC - Concrete External Walls, Concrete Roof		
<b>Building Condition</b>	GG - Good External Walls, Good Roof		
<b>Building Age</b>	1980-89		
<b>Building Floor Area (m²)</b>	7710		
<b>Building Site Area (m²)</b>	970		
<b>Units of Use</b>	2		

## - Property Addresses

Full Address	Source	WCC Assigned	WCC Accepted
81 Molesworth Street	WCC	No	Yes
79 Molesworth Street	WCC	No	Yes



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



## Search Copy

**Identifier** WN31A/705  
**Land Registration District** Wellington  
**Date Issued** 12 October 1987

### Prior References

WN111/248	WN13A/1016	WN350/185
WN548/37	WN5D/248	

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<b>Estate</b>	Fee Simple
<b>Area</b>	1246 square metres more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 62033

### Proprietors

81 MOLESWORTH STREET LIMITED

### Interests

Appurtenant to the land formerly contained in CsT WN111/248 and WN548/37 is a Right of Way over part Ct WN731/84 pursuant to section 10(11) Wellington City Empowering and Amendment Act 1922

K21666 Notice that part of the western side of Molesworth Street is Subject to The Wellington City Consolidated Bylaw No.1933/1 as amended by No.1936/9

618596.1 Memorandum of the conditions imposed by The Wellington City Council pursuant to Section 354 Local Government Act 1974 relating to the construction of a cellar on the above described land - 13.4.1984 at 9.47 am

9245147.2 Mortgage to ANZ Bank New Zealand Limited - 23.11.2012 at 5:35 pm



University of Toronto, Department of Economics, 100 St. George Street, Toronto, Ontario M5S 1A5, Canada



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# **Invoice Attachments**

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## Tax Invoice

GST Number 53-204-635

Attention: Renee Dooley  
Anthony Harper Barristers & Solicitors  
PO Box 2646  
Christchurch Mail Centre  
Christchurch 8140

Date: 30-Aug-16  
Reference: TW 367338 - 1  
**Land Information Memorandum**

**Property Address**  
81 Molesworth Street, Thorndon

### Fees Payable

Description	Reference	Fee	GST	Total
LIM Application Fee	Commercial LIM	\$656.52	\$98.48	\$755.00
<b>Total</b>		<b>\$656.52</b>	<b>\$98.48</b>	<b>\$755.00</b>

The Council's Terms and Conditions for Supply of Goods and Services require that you pay all invoices by the 20th day of the month following the date it is issued. If payment is not made by that time, you will be liable for:

- interest calculated daily at a rate of 15% pa on the overdue Invoice amount,
- an administrative fee of either 10% of the overdue Invoice amount or \$300 (whichever is less), and
- all costs and expenses incurred by the Council in seeking to recover the overdue Invoice amount.

### Payment Advice

Please return this section with your payment

Attention: Renee Dooley  
Anthony Harper Barristers & Solicitors  
PO Box 2646  
Christchurch Mail Centre  
Christchurch 8140

WELLINGTON CITY COUNCIL  
PO BOX 2199 WELLINGTON

30-Aug-16

<b>Reference:</b>	<b>TW 367338 - 1</b>
<b>Amount Due:</b>	<b>\$755.00</b>
<b>AMOUNT PAID:</b>	PLEASE COMPLETE

Payment can be made by:

- Cheque to WCC with TW reference number noted
- Direct Credit to a/c 060582 01 06111 00 with ref. no. noted
- EFTPOS, Credit Cards or Cash at Council Offices.

## STATEMENT

GST Number 53-204-635

Attention: Renee Dooley  
Anthony Harper Barristers & Solicitors  
PO Box 2646  
Christchurch Mail Centre  
Christchurch 8140

Date: 9-Sep-16  
Reference: TW 367338  
**Land Information Memorandum**  
**Property Address:** 81 Molesworth Street, Thorndon

Reference	Code	Date	Debit	Credit
0000000323ce7bd4	PAY	29/08/2016		755.00
367338 - 1	INV	30/08/2016	755.00	
			755.00	755.00

**Amount Due: 0.00**

Note: Due to system changes invoices issued prior to 11/10/2006 will show on this statement as dated 11/10/2006.

Codes: INV: Invoice CN:Credit Note PAY:Payment TFR:Transferred Payment RFD:Refunded Payment INT:Internal Invoices  
DIS:Dishonoured Cheque/Cancelled Payment BAD:Bad Debt Write-off REV:Bad Debt Write-off Reversal

The Council's Terms and Conditions for Supply of Goods and Services require that you pay all invoices by the 20th day of the month following the date it is issued. If payment is not made by that time, you will be liable for:

- interest calculated daily at a rate of 15% pa on the overdue Invoice amount,
- an administrative fee of either 10% of the overdue Invoice amount or \$300 (whichever is less), and
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Attention: Renee Dooley  
Anthony Harper Barristers & Solicitors  
PO Box 2646  
Christchurch Mail Centre  
Christchurch 8140

WELLINGTON CITY COUNCIL  
PO BOX 2199 WELLINGTON

9-Sep-16

<b>Reference:</b>	<b>TW 367338</b>
<b>Amount Due:</b>	<b>0.00</b>
<b>AMOUNT PAID:</b>	PLEASE COMPLETE

Payment can be made by:

- Cheque to WCC with TW reference number noted
- Direct Credit to a/c 060582 01 06111 00 with ref. no. noted
- EFTPOS, Credit Cards or Cash at Council Offices

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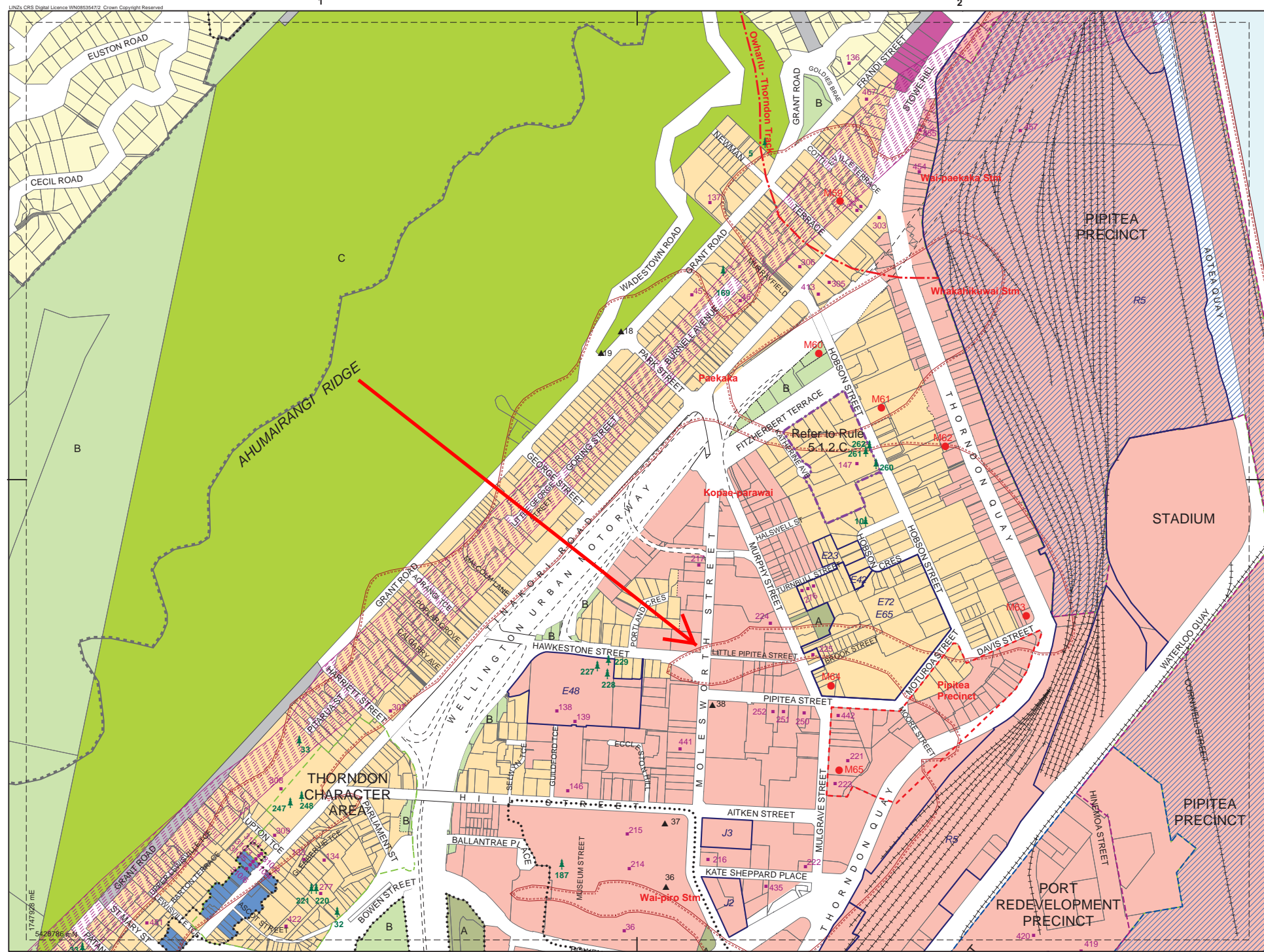
# **District Plan Attachments**

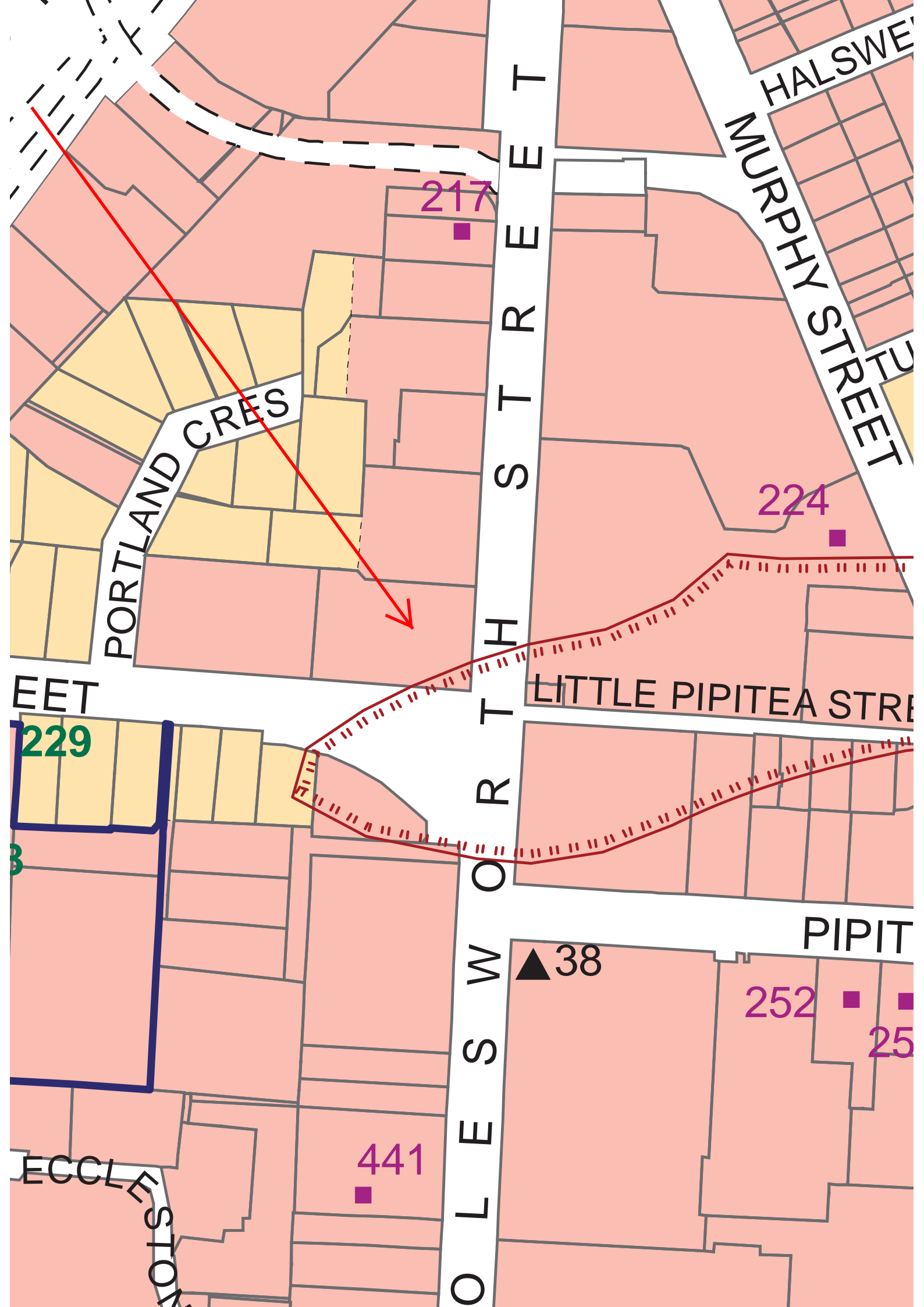
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14	18	15
11	17	12



Absolutely  
Positively  
We Have to Plan  
Wellington City Council








# LEGEND FOR PLANNING MAPS




## AREAS

	INNER RESIDENTIAL
	OUTER RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL AREA
	CENTRE
	BUSINESS 1
	BUSINESS 2
	CENTRAL AREA
	URBAN DEVELOPMENT AREA
	INSTITUTIONAL PRECINCT
	AIRPORT PRECINCT
	RURAL
	CONSERVATION
	OPEN SPACE A
	OPEN SPACE B
	OPEN SPACE C
	UNFORMED LEGAL ROAD
	PIPITEA PRECINCT
	LAMBTON HARBOUR AREA

## MAORI
















	PRECINCT BOUNDARY
	TRACKS
	SITES

## HAZARD AREAS






	HAZARD (FAULT LINE) AREA
	HAZARD (FLOODING) AREA
	HAZARD (GROUND SHAKING) AREA

NB: Other earthquake hazards exist and significant ground shaking may occur outside the Hazard (Ground Shaking) Area

## BOUNDARIES

	DISTRICT BOUNDARY
	CHARACTER AREA BOUNDARY
	NON CADASTRAL BOUNDARIES
	DESIGNATIONS Number Reference refer to Chapter 24 Schedule
	GOLF COURSE BOUNDARY
	AIRPORT CONTROL TOWER RESTRICTION
	RAILWAY LINES
	AREAS SUBJECT TO SITE SPECIFIC RULES/APPENDICES
	PORT REDEVELOPMENT PRECINCT BOUNDARY
	OPERATIONAL PORT AREA BOUNDARY
	RIDGELINES AND HILLTOPS OVERLAY
	TRANSMISSION LINES
	TRANSMISSION LINE BUFFER (32m)
	EDUCATIONAL PRECINCTS
	SPECIAL RESIDENTIAL AREAS

## HERITAGE

	HERITAGE AREAS
	HERITAGE SEA WALLS
	OBJECTS
	BUILDINGS
	TREES

# 12. CENTRAL AREA

*Proposed Variation 5 (Amendments to District Plan Change 48 Central Area) has not been included in this Chapter. Details of Variation 5 are available from Council Planning Officers.*

## 12.1 Introduction

This section sets out how Council intends to manage development in Wellington City's most intensive urban area to make it a premium centre for working, living, and playing.

### **The character and functions of the Central Area**

The Central Area is the commercial heart of Wellington City and the region, and also the nation's seat of government. It is a vibrant mix of inner city living, entertainment, and commercial activity. It attracts arts, cultural and recreational events of local, national and international repute. The diversity of activities within the Central Area is a successful outcome of the 'first generation' District Plan prepared under the Resource Management Act, and the approach set in that plan will continue.

The harbour and surrounding hills provide a vivid natural setting that will continue to shape the Central Area's urban form. It extends from the railway corridor at the Kaiwharawhara reclamation, along the operational port and waterfront to the Basin Reserve, and is bounded generally by Kent Terrace to the east, Webb and Buckle Streets to the south, and the line of the existing motorway to the west. High rise development is concentrated within the downtown area between Parliament and the Civic Centre.

Major infrastructure and facilities that contribute to the city's economic base are located within the Central Area. Its situation at the heart of a port city and at the end of the main trunk railway line makes the Central Area a strategic transport hub. It is also home to many important institutions – including the National Museum of New Zealand Te Papa Tongarewa, the Wellington Regional Stadium, and leading tertiary institutions – that attract people to the city and add to its lively bustle.

### **Historical overview**

Māori were the first occupants in and around what is now the Central Area, with pa established at Te Aro, Kumutoto, Pipitea, Pakuao, Tiakiwai and Kaiwharawhara. The city grew significantly after 1840 when early colonists moved from Petone (Pito-one) to the deeper and more sheltered waters of Lambton Harbour. Development was initially concentrated along the narrow foreshore area, but spread gradually onto land reclaimed from the harbour. Much of the present central city was built on this reclaimed land.

Throughout its history, the Central Area has experienced periods of rapid change. Between 1996 and 2001, almost 60% of Wellington City's population growth occurred in the central city. In 2006, the residential population of the Central Area reached an estimated 18,000 people, and this number is expected to grow to



approximately 23,500<sup>1</sup> by 2016. This is a considerable contrast to 1991, when most of the 58,400 people employed in the city centre commuted from the suburbs or adjoining cities.

## **The Central Area and the District Plan**

Rapid social, economic and technological change is prompting changes in the form and function of the Central Area. Council intends to encourage positive growth that promotes the City's comparative advantages. This process will be guided by strategic planning and by the District Plan.

The District Plan sets a vision for a vibrant, prosperous, liveable city. At its heart is a contained Central Area comprising a commercial core with a mix of related activities. The Plan's Central Area provisions are based on eight principles that will guide future development:

### **12.1.1 Enhance 'sense of place'**

Many qualities and characteristics contribute to the 'sense of place' people experience in the Central Area. The underlying topography and landscape, and the adjacent harbour provide a memorable backdrop to the central city. A strong identity is anchored in being the nation's capital and a hive of government activity; both central and local. Complementing this formal role are pockets of distinctive character and activity. The diverse environments of the central city include high-rise towers and offices, classic heritage buildings, character areas, the mix of public and open spaces, and harbour views. A diverse range of people is also attracted to the array of activities on offer in the Central Area, and they add to the flavour of the city in turn.

Enhancing this 'sense of place', and protecting the features that make Wellington special and unique, are essential ingredients of a stimulating and memorable city.

### **12.1.2 Sustain the physical and economic heart of the Central Area**

The city has a natural tendency towards physical containment, with an amphitheatre of hills leading down to the inner harbour. This containment makes the city more accessible, and accentuates its urban feel. Maintaining the strategic role of transport infrastructure leading to and from the city centre is crucial to this goal.

Wellington's downtown is the commercial base of the city and region. Encouraging flexible and diverse activities will sustain the economic viability of the city centre. This includes capitalising on cultural and recreational facilities and events the city has to offer, including the Stadium, Te Papa and the waterfront. Ultimately this will lead to an adaptive city centre that encourages positive growth and the city's comparative advantage. Development in the fringes to the Central Area should complement the vitality and viability of downtown Wellington.

Continuing to contain Central Area development will help achieve a compact, viable city centre.

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<sup>1</sup> Based on Statistics NZ medium projections for Area Units: Thorndon-Tinakori Road, Lambton, Willis Street-Cambridge Terrace (Ref RIS 9283)

### **12.1.3 Enhance the role of the ‘Golden Mile’ and ‘Cuba’**

The ‘Golden Mile’ refers to the main retail and commercial strip extending from the Cenotaph near Parliament Buildings, to the eastern end and entertainment hub of Courtenay Place. This ‘Golden Mile’ concept reflects the natural form of the Central Area, and helps structure people’s perceptions of the city and the way they move within it. Cuba Street is a premier pedestrian-based retail promenade that forms an important axis with the ‘Golden Mile’.

The ‘Golden Mile’ and ‘Cuba’ will be enhanced and supported by reinforcing their key retail function, promoting nearby office location, enhancing the pedestrian environment and improving the roll-out of quality public transport infrastructure.

### **12.1.4 Enhance the Central Area as a location for high quality inner city living**

Increasing the amount and quality of residential dwellings will be encouraged, building on the overall vibrancy of the Central Area and supporting the primary commercial function of downtown Wellington and the ‘Golden Mile’.

### **12.1.5 Enhance the built form of the Central Area**

The Central Area’s amphitheatre setting is enhanced by the maintenance of the compact ‘high city’/‘low city’ urban form. The ‘high city’ relates to the downtown area where most of the city’s high rise buildings are clustered. The Low City is effectively the balance of the Central Area where the lower buildings spread out north and south. The lower height on the waterfront completes the stepping down from the hills to the harbour.

### **12.1.6 Enhance the quality of the public environment**

The quality of the public environment helps make a city more liveable. A high quality public environment is safe and healthy, easy to move around in, rich in quality urban design that enhances people’s experiences, and consistent with appropriate environmental standards. The quality of the public environment is affected by the function, location and character of public space, as well as by the buildings and structures that define the edges of public space.

### **12.1.7 Enhance city/harbour integration**

The city and sea relationship that characterises Wellington makes for a dynamic cityscape. The waterfront is an integral and defining feature of the city. However, accessibility between the city and the waterfront, and access to the water’s edge itself, needs to be improved so that the waterfront becomes part of the ‘pedestrian flow’ that extends across the whole city. Better links are needed, including physical connections and visual links such as views and signage. A promenade that connects the different parts of the waterfront and provides a sequence of changing, rich and interesting experiences would enhance people’s ability to move around the waterfront itself.

### 12.1.8 Enhance the sustainability of the Central Area

Buildings and other forms of development that reduce the consumption of natural and physical resources (including energy consumption), whilst maintaining the reasonable development expectations of landowners will ensure that the goal of a sustainably managed city centre will be achieved. Innovative design and construction of buildings exhibiting new principles of environmental sustainability will be encouraged.

The District Plan sets standards to guide the form of new development. However, it places minimal direct controls over land use and the location of activities. Most activities can take place anywhere within the Central Area, provided they meet performance standards that ensure the city's environmental quality is maintained.

The District Plan requires any new building to enhance the public realm of the Central Area. Design guides describe the urban design outcomes that will enhance public amenity, and provide guidance on achieving those outcomes. Specific rules deal with the siting, design and appearance of new buildings so that the existing urban form is preserved and enhanced. They focus particularly on managing building mass and general urban design guidelines. Other rules protect important public views, ensure sunlight reaches public spaces, and control excessive wind around buildings.

#### Special areas

Several unique neighbourhoods and precincts crucial to the Central Area's cultural heritage and sense of place are identified in the Plan as heritage and character areas. Rules and design guidance are included to help to maintain and enhance the character of these special neighbourhoods.

Reflecting the importance of Wellington's waterfront, in 2004 Council adopted the *Wellington Waterfront Framework* to guide waterfront development in a way that makes the most of this unique and special part of the city. The principles and values of the *Framework* underpin the District Plan's objectives and policies for the Lambton Harbour Area. The *Framework* aims to bring coherence along the waterfront and express its connections with the city and the harbour. To this end, the *Framework* is based around several inter-linking themes: historical and contemporary culture, city to water connections, promenade, open space, and diversity. Because the waterfront is predominantly a public area in public ownership, Council is committed to engage fully with the public on decisions relating to waterfront developments. This commitment is further described in the *Framework*, which also proposes governance arrangements requiring ongoing monitoring by a group of both professional and community representatives.

The Pipitea Precinct is another important sub area within the Central Area. The Precinct comprises the railway land and the Operational Port Area. This area forms an important entrance to the city centre from the north, and a strategic land corridor for private and public transport.

*Pipitea refers to clear water over the pipi beds*

Due to its size and location, the Pipitea Precinct is a substantial natural and physical resource capable of providing significant benefits for the people of the Wellington Region. The area is used primarily for port and rail activities with little public infrastructure, roading and few buildings in place. There is potential for future development to occur in the Pipitea Precinct and with appropriate management and control there is an opportunity to create a quality urban environment that enhances the economic viability and vitality of the central business district.

# RESIDENTIAL AREAS

## 4.1 Introduction

Although Wellington was occupied by Maori for generations before colonial times, little physical evidence now remains of traditional Maori settlement patterns.

The Residential Areas of Wellington City are characterised by low-rise single dwelling houses on individual lots. Marked variations exist in the character of particular neighbourhoods or suburbs. Past planning policies have combined with historical and geographic factors to determine residential character. Patterns of residential development range from the more intensive and densely populated inner city areas developed from the early days of colonial settlement through to modern subdivisions designed for the motor vehicle.

Set amongst the Residential Areas are areas of Open Space, Centres, Business Areas, Institutional Precincts and Conservation Sites. It is the combination of the character of these different areas combined with the topography and natural environment that gives different parts of the City their different character.

Wellington City maintains a wider policy of containment and general intensification of suburban development. To this end the plan anticipates that the majority of residential growth will be located within the existing urban area, with only limited provision for new 'greenfield' residential development.

For the purpose of the District Plan, three residential areas have been identified: Medium Density Residential Areas, Inner Residential and the Outer Residential Areas.

Medium Density Residential Areas are defined areas surrounding existing town centres and/or on main transport spines, and include parts of Kilbirnie and Johnsonville. In these areas high quality comprehensive redevelopment of housing will be encouraged and facilitated, resulting in moderate to significant increases in residential density. These increases in density are likely to result in changes to the existing character and scale of buildings in these areas. Rather than seeking to maintain the existing character of these areas, the plan provisions seek to ensure that new development is of high quality, both in terms of the impact on townscape character and the level of amenity afforded to residents. The Medium Density Residential Areas include parts of Kilbirnie and Johnsonville.

The Inner Residential Area adjoins the Central Area and is generally contained by the Inner Town Belt. Most dwellings in the area were built around 1900 and development is intensive, with higher population densities than the Outer Residential Areas. Compared with the Outer Residential Area, there are more multiple units – often created by division of existing houses, and fewer family households. Its nineteenth century character and advantages of living close to the central city have made this area an attractive and popular location.

The Inner Residential Area also provides a backdrop to the central city. The concentration of buildings built at the turn of the last century, the hilly topography and the inner townbelt form a striking combination that contributes to Wellington's unique sense of place. In recognition of this, the plan manages the demolition of

pre-1930 buildings in much of the Inner Residential Area in order to maintain townscape character.

Also within the Inner Residential Area are properties fronting Oriental Parade which have higher maximum building heights. In recognition of their capacity for medium to high rise residential development, and given the area's setting in close proximity to the central city and waterfront which provide high levels of amenity. A design guide applies within the Oriental Bay Height Area in recognition of the area's unique development potential, high visibility, and public/private character. Council seeks to ensure that new building works enhance the existing character and amenity values of the area.

The Outer Residential Area contains the remaining suburbs, from the Inner Town Belt to the boundary of the Rural Areas. In the Outer Residential Area, houses are usually located on larger sections and developments are more spacious. Residential character varies depending on the type of landform and the extent of vegetation. Most non-residential activities in the area are of a type that directly service local residents.

In both the Inner and Outer Residential Areas new development will be provided for in a manner that will maintain existing character and respect the amenity of adjacent properties. Council's approach in Residential Areas is to permit typical residential activities and to assess others on a controlled or discretionary basis. This is considered necessary to protect the character and amenities of Residential Areas. The intention is to make specific development standards as flexible as possible to encourage appropriate development opportunities that do not harm the amenities of the area.

Within the Outer Residential Area is the Residential Coastal Edge. This area, which includes the pockets of residential development located along the coast from Evans Bay to the south coast, has a unique character that contributes to Wellington City's sense of place and provides an important visual amenity for local residents and the public generally. Specific rules have been included in the Plan to protect this special character. A design guide also applies within the Residential Coastal Edge to acknowledge the fundamental character attributes of the area and to provide guidance for multi-unit and infill development.

Within the Inner and Outer Residential Areas there are pockets that have been identified as Heritage Areas in recognition of their having special architectural, townscape or heritage values. These areas are subject to the specific controls contained in the Heritage Chapters of the District Plan.

Permitted Activities are those which are typically undertaken in Residential Areas and allow these areas to remain the primary living environments of the city. Permitted Activities will be closely monitored to ensure that character or amenity standards are not reduced to any significant extent.

Controlled Activities are those which are also compatible within Residential Areas (such as the use of vacant non-residential premises) but which should be assessed to ensure that the amenities, particularly those of nearby properties, are protected.

Residential activities or developments which cannot be categorised as Permitted or Controlled Activities may be considered as Discretionary Activities, including the establishment of non-residential activities.

Residential Areas also accommodate non-residential uses. Many activities operate from existing houses or from purpose-built buildings in Residential Areas. Many of these activities provide essential community services including shops, churches,

marae, schools, service stations, early childhood centres, kohanga reo and doctors' surgeries. In some areas, activities such as hospitals, parks or motels have been established to serve wider city or regional populations. Non-residential activities are generally appropriate provided they do not give rise to incompatible adverse effects.

Council also encourages mixed-use development in Residential Areas. Controls will ensure that residential amenities are reasonably protected. Residential Areas provide the place where most people sleep and enjoy their leisure time, and more peaceful, quieter surroundings are expected. However, it is not the Council's intention to "freeze" all residential neighbourhoods in their current state. A greater diversity of land use will be promoted.

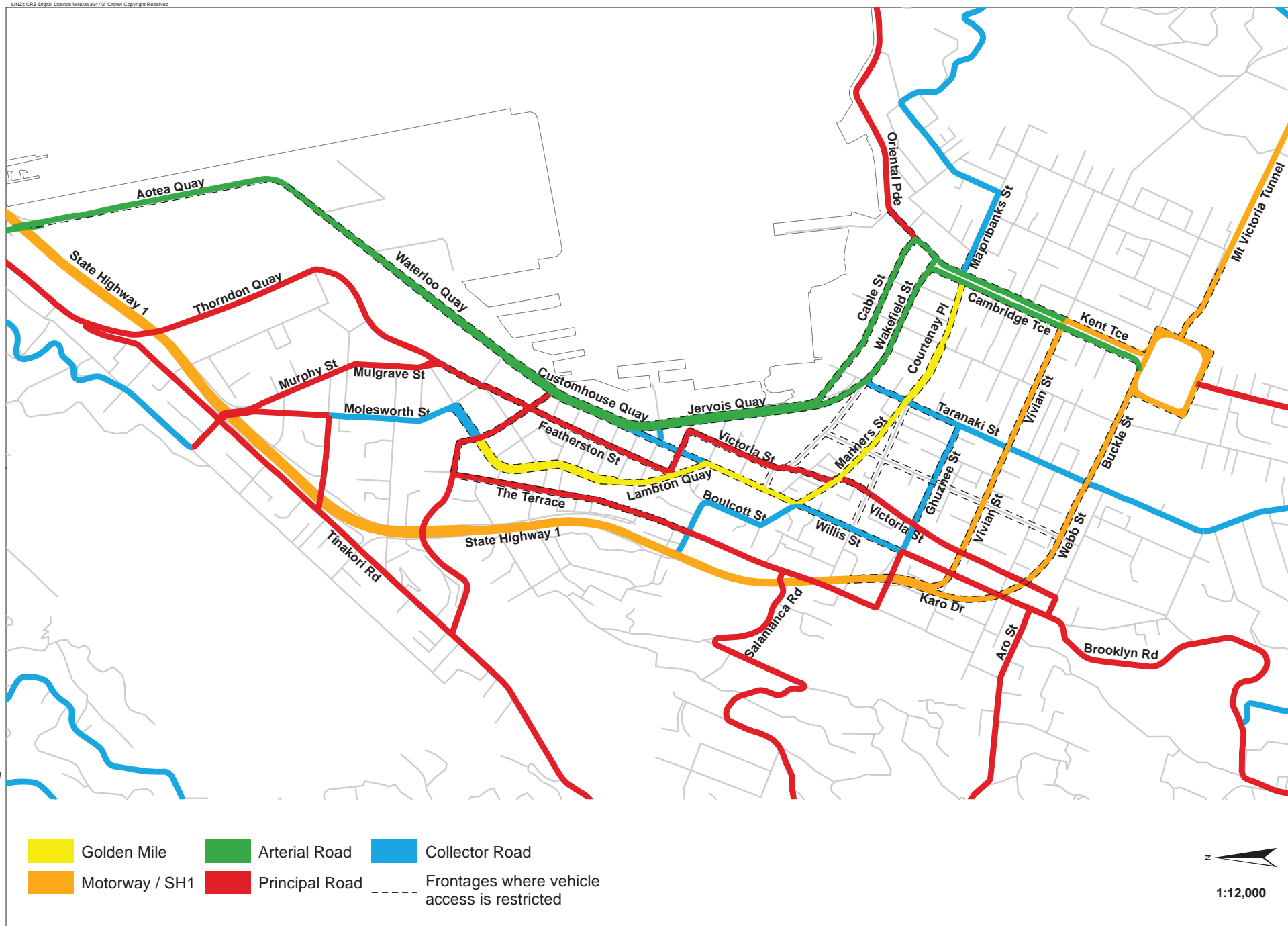
Under the Discretionary Activity process, design guidelines are also used to assess new multi-unit residential developments. Council seeks to promote a consistently high standard of design for new multi-unit housing.

Given the City's topography, constrained roads and access in places, improving accessibility and the consequent amenity values within Residential Area is an important issue. This is a particularly important issue for people with mobility restrictions and for the City's increasing population of older people. The Council will actively seek to improve the proportion of all housing in the City that is, or can be made, accessible and usable, by older people and all others with mobility restrictions.

Council is exercising its responsibilities under the Act by including provisions to manage noise and hazardous substances and contaminated sites and to avoid, remedy or mitigate the adverse effects of natural hazards. Examples include provisions for noise mitigation in or near the port and airport and controlling residential development near high voltage transmission lines or near the Wellington fault line, and on or near former landfills.







## HIERARCHY OF ROADS - CENTRAL AREA



**RESIDENTIAL BUILDING:** means a building, containing [part of a household unit (for example, a sleep-out)]<sup>PC6</sup>, one household unit or more [than one]<sup>PC6</sup> household unit; used or intended to be used [for]<sup>PC6</sup> a residential activity.

**[RESIDENTIAL STRUCTURE:** means a structure used or intended to be used in association with a residential activity.]<sup>PC6</sup>

**[RETAIL ACTIVITY:** means an activity displaying or offering services or goods for the sale or hire to the trade or public and includes, but is not limited to: integrated retail developments, trade supply retail, yard based retail, supermarkets, service retail, and ancillary retail.]<sup>PC73</sup>

**[RETAIL ACTIVITIES (FOR THE PURPOSE OF THE PIPITEA PRECINCT):** means land and/or buildings from which goods, merchandise, equipment or services are sold to the public but excludes:

- premises with a total floor area of less than 250 sq m primarily used for convenience shopping
- showrooms
- takeaway (food) bars, restaurants, cafés or other eating places
- service stations, motor vehicle sales and service premises
- ferry terminals and ancillary uses.]<sup>PC48</sup>

**[RETAIL ACTIVITY (FOR THE PURPOSE OF THE AIRPORT AND GOLF COURSE AND RECREATION PRECINCT):** means any activity or activities within a building involving the sale of goods, merchandise, equipment or services to the public, but excludes:

- service stations and motor vehicle service premises
- takeaway food bars, restaurants, cafes or other eating places
- yard based supplies]<sup>PC57</sup>

**[RIVER:** means a continually or intermittently flowing body of fresh water and includes a stream and modified watercourse; but does not include any artificial watercourses (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation and farm drainage canal).]<sup>PC70</sup>

**ROAD HIERARCHY:** means the classification of roads as follows and as shown in District Plan Maps 33 and 34.

- Motorway: high standard limited access roads designed to carry long distance through traffic at speed (primary road).
- Arterial Road: high standard limited access roads designed to carry long distance through traffic (primary road).
- Principal Road: roads that provide access to motorways and to arterial roads having a dominant through-traffic function and carrying the major public transport routes (primary road).
- Collector Road: roads that distribute traffic between and within local areas and form the link between principal and secondary roads (secondary road).
- Sub-collector Road: roads that distribute traffic within the local area and form the link between collector and local roads (secondary road).

- Local Road: roads that provide direct access to properties fronting the road and include both long and short cul-de-sacs (secondary road).

**RURAL ACTIVITY:** means primary production activities including horticulture, silviculture, and pastoral farming, but excluding top soil stripping, turf farming and quarrying.

**[SCULPTURE:** means a three-dimensional artwork which is intended for public interest and has no direct or implied advertising, or advertising content.]<sup>PC73</sup>

**SENSITIVE ENVIRONMENTS: (USED IN THE HFSP ANALYSIS OF A HAZARDOUS FACILITY)** means those areas which are:

- within 20m of a waterbody
- mapped as a Conservation Site
- mapped Open Space

*Sensitive environments will require additional buffer zones from activities involving the use, storage, handling or disposal of hazardous substances.*

**SENSITIVE ACTIVITIES AND USES: (USED IN THE HFSP ANALYSIS OF A HAZARDOUS FACILITY)** means those activities and uses which are:

- schools, kindergarten or child care centres
- homes for the elderly, hospitals, residential care facilities, premises with high density, low mobility uses
- facilities critical to emergency response and utility lifelines
- transport corridors to emergency services
- residential activities (applies only in Central [Area,]<sup>PC73</sup> Centre[s and Business Areas]<sup>PC73</sup>)

*Sensitive activities and uses will require additional buffer zones from activities involving the use, storage, handling or disposal of hazardous substances.*

**[SERVICE RETAIL:** means the sale of served food and/or beverages, and/or services such as, but not limited to video and DVD hire, dry cleaners, takeaway food outlets, cafés, pubs, bars, hairdressers and beauticians and banks.]<sup>PC73</sup>

**SIGN:** means any name, figure, [writing,]<sup>PC73</sup> image, character, outline, [engraving, carving,]<sup>PC73</sup> spectacle, [logo,]<sup>PC73</sup> display, delineation, announcement, [notice, placard,]<sup>PC73</sup> poster, handbill, [hoarding, billboard, aerial display, banner,]<sup>PC73</sup> [or an]<sup>PC48</sup> advertising device, appliance, or any other thing of a similar advertising nature, [that is:]<sup>PC48</sup>

- intended principally to attract attention [of the public and has implied or actual commercial advertising content,]<sup>PC73</sup> [and]<sup>PC48</sup>
- placed on or affixed to any land or building, or incorporated within the design of any building (whether by painting or otherwise), [and]<sup>PC48</sup>
- visible from a public space.

[This definition excludes:

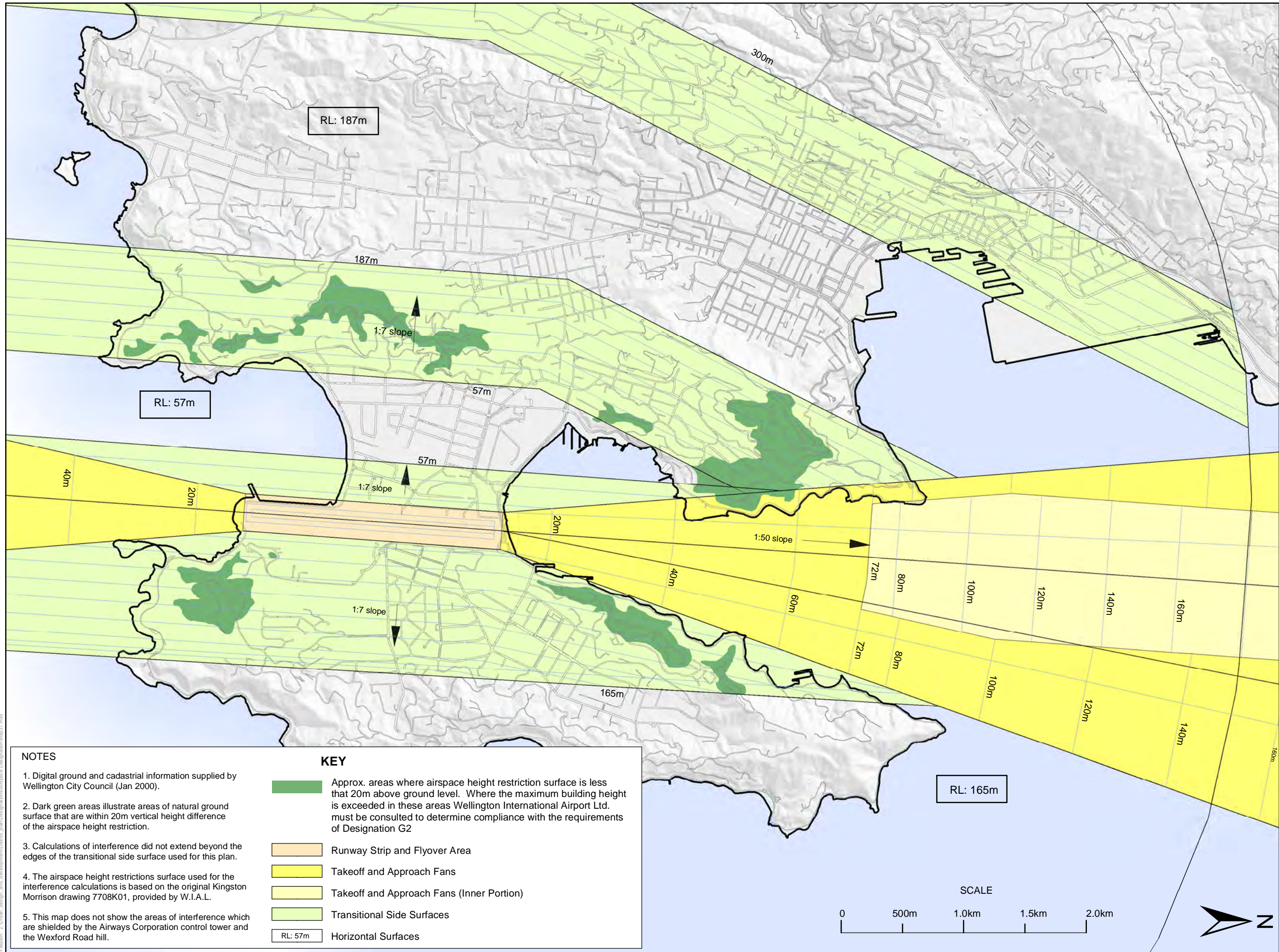
- Signs within buildings
- Signs for the management of the legal road, public parks and reserves including official signs
- Advertising on vehicles, including trailers, except where the vehicle or trailer acts as a stationary support structure for advertising

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# **Designation Attachments**

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**DESIGNATION G2 WELLINGTON INTERNATIONAL AIRPORT LTD - AIRSPACE DESIGNATION**  
**Approximate areas of existing ground within 20m of air space height restriction surface**  
**Refer to Schedule of Designations Volume 1 Chapter 24 Item (G2)**



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# **Resource Management Act 1991 - Land Use**

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Service Request Item

Item: 1

SR Location: 81 MOLESWORTH STREET Thorndon

Designated Wufi: 1003680 Survey Current - 81 Molesworth Street

File Reference: 0600 370429

Contact: 53123074 Kerslake and Partners Consulting Eng

Contact Address:

Attention:

Status: Passed to Holding

Status Date: 2-Oct-97 3:34 PM

SR Status: On-going

Owner: Member:

Extn:

Team: 1997 Q1/Gov Team 77

Due Date:

Days Remaining :

Days Elapsed :

Description: Proposal is to install an emergency generating set with building enclosure adjacent to footpath on Hawkestone Street.

Extended:  
Description

Special  
Conditions or  
Comment

2 October, 1997

Kerslakes and Partners Consulting Engineers  
P O Box 38997  
Wellington

Service Request No: 35206  
Link No: 0600 370429

**ATTENTION: PHILIP ASHBY**

Dear Sir

***APPLICATION FOR RESOURCE CONSENT 35206 GRANTED***

Service Request Type:	Resource Consent	
Site Address:	81 Molesworth St	Lot 1 DP 62033
Consent Type:	Land Use	
Consent Description:	Proposal is to install an emergency generating set adjacent to footpath on Hawkestone Street.	

I refer to your recent Resource Consent Application in which you seek consent to construct and operate an emergency generator installation at the above site on behalf of the Accident Rehabilitation and Compensation Insurance Corporation. Please refer to Service Request no.35206.

The application was considered by officers acting under delegated authority on 2 October 1997. I advise under section 105(1)(c) of the Resource Management Act 1991 (the Act), consent to the application is hereby **granted** subject to the conditions listed in the attached Notice of Decision.

Please note that under the provisions of section 125 of the Act, this consent will expire at the end of a two (2) year period, commencing from the date of this decision. If you have not given effect to this consent you may either make an application for an extension of time, within three (3) months of the expiry, or lodge a fresh resource consent application.

If you would like to discuss this application further please don't hesitate to contact me on the phone number below.

Yours sincerely

Elizabeth Chin  
**Delegated Officer**  
Environmental Control Business Unit  
Wellington City Council  
Telephone 801 3806

## **Notice of Decision**

<b><u>Date:</u></b>	2 October, 1997
<b><u>Site Address:</u></b>	81 Molesworth St
<b><u>Legal Description:</u></b>	Lot 1 DP 62033
<b><u>Applicant:</u></b>	Kerslakes and Partners on behalf of the Accident Rehabilitation and Compensation Insurance Corporation
<b><u>Proposal:</u></b>	To construct and operate an emergency generator installation.
<b><u>Owner:</u></b>	ACCIDENT COMPENSATION CORP
<b><u>Plan No:</u></b>	C/N 7387

### **Decision:**

That officers acting under Delegated authority from Council and pursuant to section 105(1)(c) of the Resource Management Act 1991, **grant consent** to the proposal to construct and operate an emergency generator at 83 Molesworth Street, being Lot 1 DP 62033 subject to the following conditions:

### **Conditions of Consent:**

1. That the proposal shall proceed in accordance with drawing CN 7387 Sheets 1-5, prepared by Kerslake and Partners Consulting Engineers, dated July 1997 and the information submitted with the application on 5 September 1997 - SR No. 35206.
2. That adequate signage must be displayed to indicate the nature of the hazardous substances present (meeting the requirements of the Code of Practice "Warning Signs for Premises Storing Hazardous Substances" of the New Zealand Chemical Industry Council, the Building Code (F8) or any other Code of Practice approved by the New Zealand Fire Service (NZFS).
3. That the Environmental Control Business Unit's Compliance Monitoring Team must be informed of the activity's location, the nature of the activity and when the activity commences and ceases.
4. That any noise testing of the generator shall only occur on Saturday or Sundays (excluding public holidays) between the following hours 0900 - 1700 hours.

### **Reasons:**



1. The effects of the proposal will be minor and is in keeping with the objectives and policies of the Plan.
  2. The written approval of all affected parties has been obtained.
-

**Environmental Control Business Unit  
Decision Report For Land Use Consent**

Service Request No: 35206  
Link No: 0600 370429

2 October, 1997

**Non-Notified Application**

Application Received: 5/9/97

<b><u>Site Address:</u></b>	81 Molesworth St
<b><u>Legal Description:</u></b>	Lot 1 DP 62033
<b><u>Applicant:</u></b>	Kerslakes and Partners on behalf of ACC
<b><u>Proposal:</u></b>	To construct an Emergency Generator
<b><u>Owner:</u></b>	ACCIDENT COMPENSATION CORP
<b><u>Plan No:</u></b>	C/N 7387

**Transitional District Plan**

The site is zoned Retail B1 and with the exception of the carparking rules under ordinance 6 of the TDP the rules in the Proposed District Plan (PDP) are administered as the operative rules under section 19 of the Resource Management Act 1991 (the Act). The carparking provided on site was the subject of an earlier resource consent application granted on 13 December 1983.

**Proposed District Plan:**

The site falls within the Central Area and in the absence of any relevant appeals this application will be assessed against the provisions of this Plan. Land use consent is required for the following:

1. Exceeding the maximum permitted noise levels which is a Non-Complying Activity;
2. The construction or alteration of, and addition to buildings and structures which is a Non-Complying Activity as the standards and terms cannot be complied with.
3. Exceeding the maximum number of on-site carparking spaces provided on site which is a Discretionary Activity (Restricted).

Overall this whole proposal will be assessed as a Non-Complying activity.

**Section 94 Analysis**

Pursuant to section 94 of the Act the application can be considered on a non-notified basis provided that the adverse effect on the environment will be minor and that the written approval of all parties that could be adversely effected have been obtained. I am satisfied that the effects of this proposal will be minor and the written approval of the following parties has been obtained:

12-22 Hawkestone Street	MFL Mutual Fund Ltd (owner) IRD, 12-22 Hawkstone Street, Thorndon (tenant)
79-83 Molesworth Street	ACC Corporation (owner) ANZ Banking Group (NZ) Ltd (tenant)
Allen Johnson House	Unifor (NZ ) Ltd (owner) BNZ Branch Properties Ltd (tenant) ACC Corporation (tenant)

There are no parties considered to be adversely affected by the proposal.

### **Assessment:**

The 1246m<sup>2</sup> site is located on the northern corner of Molesworth and Hawkestone Street and occupied by Shamrock House. The applicant seeks consent to construct a building enclosure of 14m<sup>2</sup> which will house an emergency generator installation on the ground floor of Shamrock House. As the applicant states, *“the diesel generator set will be located on the ground floor of the southern elevation of the building adjacent to the Hawkestone Street footpath in a recess formed in the building frontage...partially under an existing verandah. The portion outside the verandah line will be roofed over and walled in with new construction.”*

The generator will only be used in the event of an emergency when the power supply to the building from the National Grid is interrupted and will be test run by a Technical Serviceman for 20 minutes each month on a Saturday morning.

The Generator is provided with two diesel fuel tanks - one tank is part of the generator set and the other is an upstanding supply tank. The combined fuel capacity will not exceed 800 litres. I have consulted with Fiona Johnson in PUN in connection with Variation No. 7 which realtes to Hazardous Substances. To date hearings of submissions have been held however no decisions have been released. Ms Johnson confirmed that the amount of fuel to be stored scores 0.005 under the Hazardous Facilities Screening Procedure is a Permitted Activity provided all the conditions can be complied with. I believe the conditions can be complied with including 13. 1.1.2 which requires the applicant to have obtained the necessary dishrage permit. The Wellington Regional Council granted a discharge permit to the applicant on 25/9/97.

### **Noise**

The applicant has advised that the average sound level measured outside the generator is 85 dBA which exceeds the permitted noise emission levels of 60dBA (L10) or 85 dBA (Lmax). There are no relevant assessment criteria in the PDP. I have consulted with John Sule, ECBU's noise expert who advises that this noise level is acceptable in this instance as the

generator will only be used in emergency situations and for occasional testing. Accordingly Mr Sule has confirmed that the effects of the noise will be minor and is satisfied that when the generator is used that the materials and construction of the building housing the generator does mitigate the effects of the noise. For example the applicant states in the AEE that, *“the concrete block walls with ribbed faces on the inside to help reduce the transmission of sound. The roof and ceiling are constructed of dense layers of plywood and gib board to further limit the transmission of sound.”*

### **Design and External Appearance**

For any alterations to the design and external appearance of a building in the Central Area must be assessed against the Central Area Design Guide. The 14m<sup>2</sup> addition will be located in a recess of the existing building. It will be constructed of concrete block and have an exhaust pipe and cooling air exhaust duct and weatherhood approximately 1m off the roof. The applicant advises that alternative locations were considered within the building for the generator however had to be abandoned due to engineering difficulties.

I have assessed this proposed alteration against the provisions of the Guide and concur with the comments provided by the applicant,

*“The external appearance will ... harmonize with the materials of the existing building. The exterior faces of the walls of the enclosure will be painted and finished in keeping with other similar walls. The new block walls of the extension have been extended above the verandah line to make a visual statement in keeping with an unusual plan shape.”*

I am satisfied that this minor addition of 14m<sup>2</sup> in this instance is utilitarian particularly with the provision of the roof ducts however these will not adversely effect the character of the area or the streetscape and does not conflict with the objectives in the Design Guide.

### **Carparking**

With the addition of 14m<sup>2</sup> to the building the existing use rights enjoyed under section 10 of the RMA has lapsed and consent is required for exceeding the on-site carparking provided.

Rule 13.1.1.7.1 states that the maximum carparking to be provided on a site shall not exceed 1:200m<sup>2</sup> gross floor area (ie. 40 on-site carparking spaces). The applicant however will provide 41 carparking spaces thereby exceeding the maximum by one. As a guide it is useful to refer to the assessment criteria under rule 13.3.1 for a Discretionary Activity:

- |           |  |
|-----------|--|
| 13.3.1.10 | The activity on the site will not generate additional demand for carparking. Rather the provision of one extra carparking space reflects the historical emphasis in the Transitional District Plan to provide more on-site carparking. There will be no adverse effects on the environment from this extra carparking space provided as it fairly much reflects what is already on the site. |
| 13.3.1.11 | NA   |
| 13.3.1.12 | There are no constraints which make compliance impracticable.  |
| 13.3.1.13 | NA   |

13.3.1.14 The provision of one additional carparking space will not impinge on public safety or affect the efficient operation on the street.

13.3.1.15 NA

I have examined the relevant objectives and policies in the Proposed Plan and am satisfied that the proposal will maintain the amenity values of the Central Area and the physical character and streetscape of the Central Area. The public environment in the Central Area will not be adversely affected by this proposal and that the parking provided in this instance is appropriate.

**Decision:**

That officers acting under Delegated authority from Council and pursuant to section 105(1)(c) of the Resource Management Act 1991, **grant consent** to the proposal to construct and operate an emergency generator at 83 Molesworth Street, being Lot 1 DP 62033 subject to the following conditions:

**Conditions of Consent:**

1. That the proposal shall proceed in accordance with drawing CN 7387 Sheets 1-5, prepared by Kerslake and Partners Consulting Engineers, dated July 1997.
2. That adequate signage must be displayed to indicate the nature of the hazardous substances present (meeting the requirements of the Code of Practice “Warning Signs for Premises Storing Hazardous Substances” of the New Zealand Chemical Industry Council, the Building Code (F8) or any other Code of Practice approved by the NZFS.
3. That the Environmental Control Business Unit’s Compliance Monitoring Team must be informed of the activity’s location, the nature of the activity and when the activity commences and ceases.
4. That any noise testing of the generator shall only occur on Saturday or Sundays (excluding public holidays) between the following hours 0900 - 1700 hours.

**Reasons:**

1. The effects of the proposal will be minor and is in keeping with the objectives and policies of the Plan.
2. The written approval of all affected parties has been obtained.

Elizabeth Chin  
**Delegated Officer**  
Delegate Authority Code: (ii, viii, xix)

Kataraina Maki  
**Delegated Officer**

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# **Legal Attachments**

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RESOLUTION CONDITIONALLY CONSENTING  
TO THE CONSTRUCTION OF CELLAR

Moved by

*the Deputy Mayor*

Pursuant to Sections 203 and 203A of the Municipal Corporations Act, 1954 the Wellington City Council hereby consents to the construction of a cellar on the land described in the Schedule hereto subject to the condition that neither the owner nor the occupier of the said land nor their successors in title shall be entitled to claim against the Corporation for any damage caused to the cellar or any property therein arising, whether directly or indirectly, from any defect in any water supply system, sewerage system or other public-utility service under the control of the Council.

SCHEDULE

All that parcel of land containing nine perches and seven tenths of a perch or thereabouts situate in the City of Wellington, part Section five hundred and seventy-seven on the public map of the said City deposited in the office of the Chief Surveyor at Wellington and being all that land contained in Certificate of Title Volume 54 Folio 49 (Wellington Registry).

SUBJECT TO:

1. Notice that part of the Western side of Molesworth Street is subject to the Wellington City Consolidated By-Law No. 1933/1 as amended by No. 1936/9.
2. Right of way over part C.T. 731/84 pursuant to Section 10 (11) Wellington City Empowering and Amendment Act 1922.

All that parcel of land containing nine perches and eight tenths of a perch being part Section 577 City of Wellington and being all that land contained in Certificate of Title Volume 96 Folio 61 (Wellington Registry).

SUBJECT TO:

1. Notice that part of the Western side of Molesworth Street is subject to the Wellington City Consolidated By-Law No. 1933/1 as amended by No. 1936/9.
2. Right of way over part C.T. 731/84 pursuant to Section 10 (11) Wellington City Empowering and Amendment Act 1922.

All that parcel of land containing seventeen perches and a quarter of a perch being part of the Town Section marked 577 in the City of Wellington and being all that land contained in Certificate of Title Volume 3 Folio 75 (Wellington Registry).



**SUBJECT TO:**

1. Notice that part of the Western side of Molesworth Street is subject to the Wellington City Consolidated By-Law No. 1933/1 as amended by No. 1936/9.
2. Right of way over part C.T. 731/84 pursuant to Section 10 (11) Wellington City Empowering and Amendment Act 1922.

Seconded by Councillor

*Howison*

and carried

**SCHEDULE**

A parcel of land containing nine perches and being part of a parcel or parcels situate in the City of Wellington, and being numbered and seventy-seven on the public map of the City of Wellington, and being contained in the office of the Chief Surveyor at Wellington, and being all that land contained in Certificates of Title Volume 10, Page 13 (Wellington Registry).

1. Notice that part of the western side of Molesworth Street is subject to the Wellington City Consolidated By-Law No. 1933/1 as amended by No. 1936/9.

2. Right of way over part C.T. 731/84 pursuant to Section 10 (11) Wellington City Empowering and Amendment Act 1922.

I hereby certify that the foregoing is a true and correct copy of a Resolution passed by the Wellington City Council at its meeting held on 4th May 1970

*Druckman*  
Deputy TOWN CLERK.

A parcel of land containing nine perches and being part of a parcel or parcels situate in the City of Wellington, and being numbered and seventy-seven on the public map of the City of Wellington, and being contained in Certificates of Title Volume 10, Page 13 (Wellington Registry).

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# **Rates Attachments**

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## Wellington City Property Rates Record

Wellington City Council maintains property rating information and manages the collection of rates for Wellington city on behalf of itself and Greater Wellington - the Regional Council.

This information is provided as at **9 September 2016** and may not include all of this day's transactions.

Please check the Account Details carefully to ensure this is the property record you require. Particularly if the property is a recent subdivision.

**81 Molesworth Street Thorndon 6011**

**01 July 2016 - 30 June 2017**

### Details

Rate Account	1119911
Account Status	Current
Account Type	Rateable
Valuation Ref	17230-10200
Area	1,246m2
Improvements	[N/A]
Diff. Rating Category	Commercial
Billing Category	K1
Flags	
<ul style="list-style-type: none"> <li>Email <a href="mailto:encroachments@wcc.govt.nz">encroachments@wcc.govt.nz</a> or call 801-4266 for accurate WCC encroachments information.</li> <li>APC0M Apportionment Code 0 - M</li> </ul>	
Legal Description	LOT 1 DP 62033 - SHAMROCK HOUSE -

### Rates Account Summary

Annual Rates (2016 - 2017)		\$249,470.54
Rates Splits	WCC	\$185,104.46
	GWRC	\$64,366.08
Instalments (Due date for payment)		
1 (1 Sep)		\$62,367.59
2 (1 Dec)		\$62,367.59
3 (1 Mar)		\$62,367.59
4 (1 Jun)		\$62,367.77
Opening Balance - 1 July 2016		\$0.00
Instalments YTD		\$62,367.59
Paid YTD		\$62,367.59
Penalties YTD		\$0.00
Adjustments YTD		\$0.00
Current Balance		\$0.00

### Water Account

1182723	\$559.05
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Water Account Details

Account No		1182723			
Frequency		2 Monthly City			
Arrears		\$0.00			
Current		\$559.05			
Total		\$559.05			
Due Date		01 Oct 2016			
Serial No	Last Read	Previous	Reading	Consumed	Location
85651744	05 Aug 16	179037	179277	240	Accident Compensation Bldg Basement storage room Key at Reception courier cupboard key

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# **Permits and Consent Information Held at WCC Archives**

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# Wellington City Archives

## List of Building Permits/Consents



LIM SR#: 367338  
 Property address: 81 Molesworth Street, Thorndon  
*Also known as 79-83 Molesworth Street, Thorndon*  
 Legal description: Lot 1 DP 62033

Note: This list has been generated by a search of the Archives database only. It does not necessarily cover all work carried out. This information can be obtained from Building Compliance and Consents.

Archives item reference	Description of work	Additional notes	Issue date
00053:8:257	79 Molesworth Street, Shamrock Hotel.	Applicant: F Hunt. Known as Shamrock Hotel	07 Jan 1893
00056:500:B37497	79-81 Molesworth Street, alterations to hotel kitchen	Legal description: Part Town Acre 577 DP 9279 (Lot 1 DP 62033). Owner: Dimmock, McShane and Sclanders. Builder: McKenzie, Thomson, Hoskins Ltd. Application value: £1000.	14 Feb 1955
00056:507:B37987	79 Molesworth Street, hotel alterations	Legal description: Part Town Acre 577 DP 9279 (Lot 1 DP 62033). Owner: Dymock, McShane and Sclanders. Builder: McKenzie, Thomson, Hoskins Ltd. Application value: £8105.	30 May 1955
00056:548:B40330	79 Molesworth Street, retaining wall	Legal description: Part Town Acre 577 DP 9279 (Lot 1 DP 62033). Owner: Dymock, McShane and Sclanders. Builder: McKenzie, Thomson, Hoskins Ltd. Application value: £180	02 Oct 1956

# Wellington City Archives

## List of Building Permits/Consents



LIM SR#: 367338  
 Property address: 81 Molesworth Street, Thorndon  
*Also known as 79-83 Molesworth Street, Thorndon*  
 Legal description: Lot 1 DP 62033

Note: This list has been generated by a search of the Archives database only. It does not necessarily cover all work carried out. This information can be obtained from Building Compliance and Consents.

Archives item reference	Description of work	Additional notes	Issue date
00058:626:C29176	79-81 Molesworth Street, hotel alterations	Legal description: Part Town Acre 577 DP 9279 (Lot 1 DP 62033). Owner: JFB Stevenson. Builder: M O'Hagan. Application value: \$4000. Note: Shamrock Hotel	17 Jun 1969
00058:960:C42158	79-81 Molesworth Street, bar alterations	Legal description: Part Town Acre 577 DP 9279 (Lot 1 DP 62033). Owner: NZ Breweries Ltd. Builder: Woodham and Morris Ltd. Application value: \$2620. Note: Shamrock Hotel	29 Jan 1975
00058:1355:C56879	79-83 Molesworth Street, remove shamrock hotel	Legal description: Part Town Acre 577 DP 9279 (Lot 1 DP 62033). Owner: Angus Corporation. Builder: Nicholls Construction Ltd. Application value: \$3900. Note: Demolish 3 buildings & remove Shamrock Hotel	14 Aug 1981



# Wellington City Archives

## List of Building Permits/Consents



LIM SR#: 367338  
 Property address: 81 Molesworth Street, Thorndon  
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 Legal description: Lot 1 DP 62033

Note: This list has been generated by a search of the Archives database only. It does not necessarily cover all work carried out. This information can be obtained from Building Compliance and Consents.

Archives item reference	Description of work	Additional notes	Issue date
00058:1395:C65380	81-83 Molesworth Street [6-10 Hawkestone Street], stage two, superstructure	Owner: The Accident Compensation Corporation. Builder: Fletcher Developments and Construction Ltd. Application value: \$5,244,197. Floor area: 850 square metres. Index to scans: 1 Index 21-41 Architectural plans 42-76 Structural plans 77-103 Mechanical services 104 Electrical services 105 Specifications (118 pages)	1984
00058:1393:C64471	81-83 Molesworth Street [6-10 Hawkestone Street] new building stage one, foundations, basement walls, piling and drainage	Owner: The Accident Compensation Corporation. Builder: Fletcher Developments and Construction Ltd. Application value: \$420,000. Floor area: 850 square metres. Index to scans: 1-11 Architectural plans 12-23 Structural plans 24 Specifications (22 pages) 25 Foundation calculations (48 pages) 26 Calculations (22 pages)	29 Feb 1984

# Wellington City Archives

## List of Building Permits/Consents



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Archives item reference	Description of work	Additional notes	Issue date
00058:0:C67260	81-83 Molesworth Street, partitions, floors 38233	Legal description: Part Lot 7 DP 997 Lot 2 DP 40710 Lots 1 and 2 DP 8495 Lot 1 DP 9279 Town acre 577 (Lot 1 DP 62033). Owner: The Accident Compensation Corporation. Builder: Fletcher Developments and Construction Ltd. Application value: \$510000.	13 Feb 1985
00059:0:D895	81-83 Molesworth Street, Subdivide ground floor	Legal description: Part Lot 7 DP 997 Lot 2 DP 40710 Lots 1 and 2 DP 8495 Lot 1 DP 9279 Town Acre 577 Lot 1 DP 62033. Owner: The Accident Compensation Corporation. Applicant: Fletcher Developments and Construction Ltd. Application value: \$63000.	10 Jul 1985
00059:0:D1512	81-83 Molesworth Street, Grease trap separator, ground floor	Legal description: Part Lot 7 DP 997 Lot 2 DP 40710 Lots 1 and 2 DP 8495 Lot 1 DP 9279 Town Acre 577 Lot 1 DP 62033. Owner: The Accident Compensation Corporation. Applicant: Fletcher Developments and Construction Ltd. Application value: \$30000.	24 Sep 1985

# Wellington City Archives

## List of Building Permits/Consents



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 Legal description: Lot 1 DP 62033

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Archives item reference	Description of work	Additional notes	Issue date
00059:0:D1881	81-83 Molesworth Street, Shop fit out, Herbert's Pharmacy	Legal description: Part Lot 7 DP 997 Lot 2 DP 40710 Lots 1 and 2 DP 8495 Lot 1 DP 9279 Town Acre 577 Lot 1 DP 62033. Owner: Mr and Mrs I Herbert. Applicant: International Shop Fittings Ltd. Application value: \$40900.	24 Oct 1985
00059:0:D2281	81-83 Molesworth Street, Business additions and alterations, Level 1	Legal description: Part Lot 7 DP 997 Lot 2 DP 40710 Lots 1 and 2 DP 8495 Lot 1 DP 9279 Town Acre 577 Lot 1 DP 62033. Owner: PSA. Applicant: Micheal Statway Interiors. Application value: \$41488.	06 Jan 1986
00059:0:D3181	81-83 Molesworth Street, partitions, 1st and 2nd floors	Legal description: Part Lot 7 DP 997 Lot 2 DP 40710 Lots 1 and 2 DP 8495 Lot 1 DP 9279 Town Acre 577 Lot 1 DP 62033. Owner: The Accident Compensation Corporation. Applicant: Brendon Commercial Interiors. Application value: \$119300.	05 May 1986

# Wellington City Archives

## List of Building Permits/Consents



LIM SR#: 367338  
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 Legal description: Lot 1 DP 62033

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Archives item reference	Description of work	Additional notes	Issue date
00059:362:E19465	81-83 Molesworth Street, office building - partitions		1990
00059:563:E25785	81-83 Molesworth Street, sign		1992
00060:104:3797	81, 83 Molesworth Street, office fitout		30 May 1994
00061:167:15357	81 Molesworth Street, office partitions		21 Dec 1995
00078:17:20295	81 Molesworth Street, additions and alterations, ground floor, PIM only	Owner: ACC (Accident Compensation Corporation). Applicant: Custance. Application Value: \$120,000.	1996
00078:17:22565	81 Molesworth Street, additions and alterations, ground floor	Owner: Accident Compensation Corporation [ACC]. Applicant: Custance Associates. Legal Description: Lot 1 DP 62033. Application Value: \$120,000.	1996
00061:236:17586	81 Molesworth Street, Sign		14 May 1996

# Wellington City Archives

## List of Building Permits/Consents



LIM SR#: 367338  
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 Legal description: Lot 1 DP 62033

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Archives item reference	Description of work	Additional notes	Issue date
00078:1007:36407	81 Molesworth Street, emergency generator installation		1997
00078:1008:46995	81 Molesworth Street, interior commercial fit-out		1998
00078:1010:57900	81 Molesworth Street, Shamrock House, ground level, interior fit-out for the Accident Compensation Corporation [ACC]		1999
00078:639:74928	81 Molesworth Street, installation of tea sink stations with new waste connections, new floor waste stack, cold water supply and over sink water boilers		2001
00078:1017:80895	81 Molesworth Street, ground floor, office fit-out - ACC Head Office		2001

# Wellington City Archives

## List of Building Permits/Consents



LIM SR#: 367338  
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*Also known as 79-83 Molesworth Street, Thorndon*  
 Legal description: Lot 1 DP 62033

Note: This list has been generated by a search of the Archives database only. It does not necessarily cover all work carried out. This information can be obtained from Building Compliance and Consents.

Archives item reference	Description of work	Additional notes	Issue date
00078:930:89282	81 Molesworth Street, Shamrock House, removal of low-level signage on corner street front facade of building, new low-level signage plus new sign		2002
00078:1025:90048	81 Molesworth Street, refurbishment of staff cafe		2002
00078:1036:95801	81 Molesworth Street, Shamrock House, minor office alterations		2002
00078:1108:106516	81 Molesworth Street, level 4, minor internal office alterations		2003
00078:1357:109237	81 Molesworth Street, internal fit-out, level 2 and 7	Owner: Accident Compensation Corporation [ACC]. Applicant: AHM Consultants. Legal Description: Lot 1 DP 62033. Application Value: \$15,000.	2003

# Wellington City Archives

## List of Building Permits/Consents



LIM SR#: 367338  
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 Legal description: Lot 1 DP 62033

Note: This list has been generated by a search of the Archives database only. It does not necessarily cover all work carried out. This information can be obtained from Building Compliance and Consents.

Archives item reference	Description of work	Additional notes	Issue date
00078:1358:111239	81 Molesworth Street, alterations to computer room and office space, level 3	Owner: Accident Compensation Corporation [ACC]. Applicant: AHM Consultants. Legal Description: Lot 1 DP 62033. Application Value: \$30,000.	2004
00078:1363:116077	81 Molesworth Street, additions and alterations, level 3	Work Description: Minor alterations including the addition of two offices within existing plan. Owner: Accident Compensation Corporation [ACC]. Applicant: AHM Consultants. Legal Description: Lot 1 DP 62033. Application Value: \$5,000.	2004
00078:4854:274695	81 Molesworth Street, Seismic strengthening to achieve 100% NBS	Legal description: Lot 1 DP 62033. Owner: Hawkexmole Ltd. Applicant: Primeproperty Construction Ltd. Project value: \$400,000.	2013
00078:4969:280706	81 Molesworth Street - Commercial - Shamrock House - Levels Gound 1, 2, 3 - Alterations to existing floors as basebuild followed by fit-out of floors for proposed ACC office. With amendments:	Legal description: Lot 1 DP 62033. Owner: Hawkexmole Ltd. Applicant: Primeproperty Group Ltd. Project value: \$1,160,000.	2013



# Wellington City Archives

## List of Building Permits/Consents



LIM SR#: 367338  
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Legal description: Lot 1 DP 62033

Note: This list has been generated by a search of the Archives database only. It does not necessarily cover all work carried out. This information can be obtained from Building Compliance and Consents.

Archives item reference	Description of work	Additional notes	Issue date
00078:4979:293036	81 Molesworth Street, Pre-app - Commercial - Shamrock House - Ground floor fit out for hair dresser in multi storey office building	Legal description: Lot 1 DP 62033. Owner: Hawkexmole Ltd. Applicant: McKenzie Higham Architecture. Project value: \$30,000. New floor area: 40.00 square metres.	2013

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# **Computer Summary of Permits & Building Consents**

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SR#	SR Type	Received	Address	Decsription	Legal Description	Status
3797	Bldg Cons<500K	22/12/1993	81 MOLESWORTH STREET	Office Bldg Alts, Site Address is 81 MOLESWORTH ST	LOT 1 DP 62033 - SHAMROCK HOUSE -	Completed
15357	Bldg Cons<500K	28/11/1995	81 MOLESWORTH STREET	Office Bldg Partitions, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	Completed
17586	BC Smallworks	14/05/1996	81 MOLESWORTH STREET	Sign, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	Completed
22565	Bldg Cons<500K	30/07/1996	81 MOLESWORTH STREET	internal alts to building	LOT 1 DP 62033 - SHAMROCK HOUSE -	Completed
36407	Bldg Cons<500K	15/10/1997	81 MOLESWORTH STREET	Proposed Emergency Generator Installation into existing premises	LOT 1 DP 62033 - SHAMROCK HOUSE -	Completed
43516	Bldg Cons<500K	19/06/1998	81 MOLESWORTH STREET	Proposed Office Fitout Level 9	LOT 1 DP 62033 - SHAMROCK HOUSE -	Superseded by SR 303172
46995	Bldg Cons<500K	15/10/1998	81 MOLESWORTH STREET	Interior commercial fitout	LOT 1 DP 62033 - SHAMROCK HOUSE -	Completed
57900	Bldg Cons<500K	30/09/1999	81 MOLESWORTH STREET	Additions and alterations accommodation office fitout, ground floor shamrock house for Accident Compensation Corporation	LOT 1 DP 62033	Completed
74928	Bldg Cons<500K	15/03/2001	81 MOLESWORTH STREET	Installation of tea sink stations with new waste connections, new floor waste stack, cold water supply & over sink water boilers.	LOT 1 DP 62033	Completed
80895	Bldg Cons<500K	18/09/2001	81 MOLESWORTH STREET	Alterations to existing office space/fitout - Acc Head Office Ground Floor.	LOT 1 DP 62033 - SHAMROCK HOUSE -	Completed
89282	BC Smallworks	10/06/2002	81 MOLESWORTH STREET	Remove existing low level signage on the corner street front facade of the building. Erect new low level signage plus a new sign on the high level facade. Producer Statement provided by Certifier.	LOT 1 DP 62033	Completed
90048	Bldg Cons<500K	27/06/2002	81 MOLESWORTH STREET	Refurbishment of staff cafe	LOT 1 DP 62033 - SHAMROCK HOUSE -	Completed
95801	Bldg Cons<500K	26/11/2002	81 MOLESWORTH STREET	Minor office alterations	LOT 1 DP 62033 - SHAMROCK HOUSE -	Completed
95958	Bldg Cons<500K	28/11/2002	81 MOLESWORTH STREET	Office fit out alterations - ACC head office, Level 3, Shamrock House	LOT 1 DP 62033 - SHAMROCK HOUSE -	Superseded by SR 280706 and 303172
106516	Bldg Cons<500K	11/09/2003	81 MOLESWORTH STREET	Minor internal office alterations - Level 4	LOT 1 DP 62033 - SHAMROCK HOUSE -	Completed
109237	Bldg Cons<500K	20/11/2003	81-83 MOLESWORTH STREET	Internal fitouts to levels 2 & 7	LOT 1 DP 62033 - SHAMROCK HOUSE -	Completed
111239	Bldg Cons<500K	23/01/2004	81-83 MOLESWORTH STREET	alteration to existing computer romm & office space - Level 3	LOT 1 DP 62033 - SHAMROCK HOUSE -	Completed
116077	Bldg Cons<500K	8/06/2004	81 MOLESWORTH STREET	Minor alterations, addition of 2 offices within existing plan	LOT 1 DP 62033	Completed

136129	aBLDG CONSENT Regular Under	7/10/2005	81 MOLESWORTH STREET	3.1. Office Alteration: Construction of partition wall on Level Four.	LOT 1 DP 62033	Lapsed
171702	aBLDG CONSENT Regular Under	12/11/2007	81 MOLESWORTH STREET	1.3 Commercial - Shamrock House - Level 7 - ACC Head Office - Remove existing kitchen and storage area. Install kitchenette & create a utility room. AKA 83 Molesworth St	LOT 1 DP 62033	Superseded by SR 297176
274695	aBLDG CONSENT Regular Under	18/12/2012	81 MOLESWORTH STREET	3.2 Commercial - Seismic strengthening to achieve 100% NBS.	LOT 1 DP 62033	Completed
280706	aBLDG CONSENT Regular Over	2/04/2013	81 MOLESWORTH STREET	Commercial - Shamrock House - Levels Gound 1, 2, 3 - Alterations to existing floors as basebuild followed by fit-out of floors for proposed ACC office. With amendments:	LOT 1 DP 62033	Completed
293036	aBLDG CONSENT	1/10/2013	81 MOLESWORTH STREET	3.1 Commercial - Shamrock House - Ground floor fit out for hair dresser in multi storey office building. With amendment: #1 - Omission of mechanical supply extract system. Installation of floor waste gulley, removal of TV in ceiling space in leiu of AAVs.	LOT 1 DP 62033	Completed
295198	aBLDG CONSENT Regular Under	1/11/2013	81 MOLESWORTH STREET	Pre-app Commercial - Shamrock House		Cancelled
296858	aBLDG CONSENT Regular Under	26/11/2013	81 MOLESWORTH STREET	3.1 Commercial - demolition of existing partitions. Level 9 office fitout. Seismic strengthening	LOT 1 DP 62033	Cancelled
297176	aBLDG CONSENT Regular Under	29/11/2013	81 MOLESWORTH STREET	3.2 Commercial - Shamrock House - Demolition to level 4-8 office and toilets,. Basebuild building services to level 4,5,6. Internal fitout to level 4,5,6. Toilet upgrade to level 7 and 8 with amendments.	LOT 1 DP 62033	Completed
303172	aBLDG CONSENT Regular Under	11/03/2014	81 MOLESWORTH STREET	3.1-Comm-Level 9-Internal office demo-fitout-. Fire alterations.Install new glass partitions,glazing walls.Install seismic suspended ceiling.Refurbish HVAC, electrical, male and female toilets.Install seismic restraint to solid and glazing walls.	LOT 1 DP 62033	Completed
339161	aBLDG CONSENT Regular Under	1/09/2015	81 MOLESWORTH STREET	C3 – Shamrock House - Office fit out level 8. Internal alterations, inc. new kitchenette, HVAC, electrical, partition bracing and glass wall.	LOT 1 DP 62033	Completed

8008130	Bldg Cons<500K	2/12/1985	81 MOLESWORTH STREET	Partitions, Site Address is 81 Molesworth St	LOT 1 DP 62033	permit
8008130	Bldg Cons<500K	2/12/1985	81 MOLESWORTH STREET	Partitions, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	permit
8008926	Bldg Cons<500K	26/03/1986	81 MOLESWORTH STREET	Bus Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	permit
8008926	Bldg Cons<500K	26/03/1986	81 MOLESWORTH STREET	Bus Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033	permit
8019465	Bldg Cons<500K	7/12/1989	81 MOLESWORTH STREET	Office Bldg - Partitions, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	permit
8019465	Bldg Cons<500K	7/12/1989	81 MOLESWORTH STREET	Office Bldg - Partitions, Site Address is 81 Molesworth St	LOT 1 DP 62033	permit
8025785	Bldg Cons<500K	20/07/1992	81 MOLESWORTH STREET	Sign, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	permit
8025785	Bldg Cons<500K	20/07/1992	81 MOLESWORTH STREET	Sign, Site Address is 81 Molesworth St	LOT 1 DP 62033	permit
9031637	Bldg Cons<500K	30/05/1955	81 MOLESWORTH STREET	Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	permit
9031637	Bldg Cons<500K	30/05/1955	81 MOLESWORTH STREET	Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033	permit
9033346	Bldg Cons<500K	2/10/1956	81 MOLESWORTH STREET	Retaining Wall, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	permit
9033346	Bldg Cons<500K	2/10/1956	81 MOLESWORTH STREET	Retaining Wall, Site Address is 81 Molesworth St	LOT 1 DP 62033	permit
9052560	Bldg Cons<500K	17/06/1969	81 MOLESWORTH STREET	Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033	permit
9052560	Bldg Cons<500K	17/06/1969	81 MOLESWORTH STREET	Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	permit
9072228	Bldg Cons<500K	14/08/1981	81 MOLESWORTH STREET	Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033	permit
9072228	Bldg Cons<500K	14/08/1981	81 MOLESWORTH STREET	Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	permit
9077807	Bldg Cons<500K	29/02/1984	81 MOLESWORTH STREET	Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	permit
9077807	Bldg Cons<500K	29/02/1984	81 MOLESWORTH STREET	Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033	permit
9078421	Bldg Cons<500K	11/06/1984	81 MOLESWORTH STREET	Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	permit
9078421	Bldg Cons<500K	11/06/1984	81 MOLESWORTH STREET	Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033	permit
9079709	Bldg Cons<500K	13/02/1985	81 MOLESWORTH STREET	Partitions, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	permit
9079709	Bldg Cons<500K	13/02/1985	81 MOLESWORTH STREET	Partitions, Site Address is 81 Molesworth St	LOT 1 DP 62033	permit
9080943	Bldg Cons<500K	24/09/1985	81 MOLESWORTH STREET	Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	permit
9080943	Bldg Cons<500K	24/09/1985	81 MOLESWORTH STREET	Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033	permit

9081422	Bldg Cons<500K	6/01/1986	81 MOLESWORTH STREET	Partitions, Site Address is 81 Molesworth St	LOT 1 DP 62033	permit
9081422	Bldg Cons<500K	6/01/1986	81 MOLESWORTH STREET	Partitions, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	permit
9082117	Bldg Cons<500K	5/05/1986	81 MOLESWORTH STREET	Bus Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033 - SHAMROCK HOUSE -	permit
9082117	Bldg Cons<500K	5/05/1986	81 MOLESWORTH STREET	Bus Adds and Alts, Site Address is 81 Molesworth St	LOT 1 DP 62033	permit

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# **Building Warrant of Fitness Attachments**

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Service Request 27831 (Bldg WOF) Item 1 (Compliance Sch)

Service Request Item

Item: 1

SR Location: 81 MOLESWORTH STREET Thorndon

Designated Wufi: 1003680 Survey Current - 81 Molesworth Street

File Reference: 0600 370429

Contact: 53709699 Hawkexmole Ltd

Contact Address: 25876647

Attention:

Status: Compliance Sch. Amended & Issued

Status Date: 27-Apr-16 11:00 AM SR Status: On-going

Owner: Member: Michael Arthurs Extn: 803 8792

Team: 1999/Comp Mon/Enf Team 108

Due Date: Days Remaining :

Days Elapsed :

Description: Shamrock House

Extended:  
Description

Special  
Conditions or  
Comment

**Building Warrant of Fitness (Form 12)**  
Section 108, Building Act 2004



The Building					
Street address of building:		81 Molesworth Street, Thorndon, Wellington			
Building name:	Shamrock House	Location of building within site/block number:			
Legal description of land where building is located:	Lot 1 DP 62033	Level/unit number:			
Intended life of the building if 50 years or less: <insert number of years>		Year first constructed: <insert year, approximate date is acceptable e.g: c1920s or 1960-1970>	1980's	Highest fire hazard category for building use: <state number>	
Current, Lawfully established, use: <include number of occupants per level and per use if more than 1>	Offices / Meeting Rooms / Hair Salon / Carparking				
The Owner					
Name of owner:	Hawkexmole Ltd	Street address /registered office:			
Contact person:		Phone numbers:			
Mailing address:	P O Box 11 785, Manners St, Wellington 6142	Landline:		Mobile:	
		Daytime:		After hours:	
Email address:		Facsimile number:			
Website:					
Agent <sup>±</sup>					
Name of agent: <only required if warrant is being supplied on behalf of the owner>	Guardian Alarms Wellington Ltd	Relationship to owner: <state details of authorization from the owner to supply the warrant on the owner's behalf>	Contracted		
Contact person: <delete if agent is an individual>	Don Cathro	Phone numbers:			
Mailing address:	73 Rugby Street, Mt Cook, Wellington	Daytime:	04 385 1934		
		After hours:			
Email address:	don@guardianalarms.co.nz	Facsimile number:	04 385 1935		

<sup>±</sup> Delete this section if the warrant is not being supplied on behalf of the owner.

**Warrant**

†The maximum number of occupants that can safely use this building is:

See above

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the date stated below.

The compliance schedule is kept at:  
<state location of compliance schedule>

73 Rugby Street, Mt Cook, Wellington

**Attachments**

- Certificates relating to inspections, maintenance, and reporting.
- Recommendations for amendments to the compliance schedule.

Signature of owner/ agent on behalf of and with the authority of the owner:

Date

14.7.2015

**Expiry Date : 5 July 2016**

## Compliance Schedule

### Section 103, Building Act 2004

#### The Building

Bldg Info SR : 136352

Property Ref: 1003680

**Street address** : 81 Molesworth Street**Legal description** : LOT 1 DP 62033**Location Within Site:****Building name** : Shamrock House**Year Constructed** : 1980's

#### Proposed & Currently Lawfully Established Use

Bldg Consent SR	Purpose Group / Use	Description	Level No	Occupancy	Lawfully Est. Date
	10-WL (Working Low)	Offices/Meeting Rooms/Hair salon	0	40	01/07/1992
	14-IA (Intermittent Low)	Carparking	-1 to 0	0	01/07/1992
	10-WL (Working Low)	Offices (Podium)	1 - 3	180	01/07/1992
	10-WL (Working Low)	Offices (Tower)	4 - 9	210	01/07/1992

#### The Owner

**Name:** Hawkexmole Ltd**Address:** PO Box 11785  
Manners Street  
Wellington 6142**Contact Details:** 499 1773;  
499 1773; 499 1773;  
Fax: 499 1774

### Specified Systems

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005 - Schedule 1  
 Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Amendment Regulations 2005

System/Sub System	Performance Standards	Inspection, Maintenance & Reporting Procedures
-------------------	-----------------------	--

#### Automatic or manual emergency warning systems for fire or other dangers

Automatic Fire Alarm - Smoke Detection  
NZS 4512:1997 - Fire alarm systems in buildings

Relevant parts of NZS 4512

**Inspection:**

Independent Qualified Person

Monthly

**Maintenance:**

Independent Qualified Person

As necessary to maintain system in working order

**Testing:**

Independent Qualified Person

Monthly

**Survey:**

Independent Qualified Person

Annually

Location:

Type 3 or Type 4 automatic fire alarm system differing for each level. Fire alarm system is being progressively upgraded to a Type 4.

#### Electromagnetic or automatic doors or windows

Automatic Doors  
NZS 4239:1993 or  
AS 4085:1992 Automatic sliding door assemblies

AS 4085:1992 Appendix A Inspection and maintenance procedures. Included as part of the means of escape inspection and maintenance requirements.

**Inspection:**

Owner Monthly and IQP Annually

**Maintenance:**

As necessary to maintain system in working order

**Testing:**

Independent Qualified Person

Location:

Main entry doors - 2 units  
Entry to Hairdressers - 1 unit

## Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection,Maintenance & Reporting Procedures
-------------------	-----------------------	---

### Electromagnetic or automatic doors or windows

Access Controlled Doors	Locking devices to meet the requirements of the Building Code acceptable solution	Daily and monthly inspections included as part of the means of escape inspection and maintenance requirements. Signage required for all electromagnetic locking devices that operate outside the scope of the acceptable solution of the Building Code
Location: Throughout building		<b>Inspection:</b> Independent Qualified Person Six-monthly inspections by IQP - refer to compliance schedule handbook <b>Maintenance:</b> As necessary to maintain system in working order

### Emergency lighting systems

Emergency Evacuation Lighting for Buildings	AS/NZS 2293.1:1998 Emergency evacuation lighting for buildings – System design, installation and operation.	AS/NZS 2293.2:1995 - Emergency evacuation lighting for buildings – Inspection and maintenance All tests and maintenance to be recorded in log books complying with the relevant Standard.
Location: Self contained units and illuminated exit signs		<b>Inspection:</b> Independent Qualified Person 6 monthly <b>Maintenance:</b> Suitably qualified person Refer AS/NZS <b>Testing:</b> Independent Qualified Person Refer AS/NZS <b>Survey:</b> Independent Qualified Person Annually

### Riser mains for use by fire services

Dry Riser	NZS 4510:1978 - Code of Practice for Riser Mains for Fire Service Use	NZS 4510:1978 Section 8 Inspection and maintenance as for a new installation where relevant
		<b>Inspection:</b> Owner or Independent Qualified Person Annually <b>Maintenance:</b> Suitably qualified person Refer to NZ Standard <b>Testing:</b> Independent Qualified Person Annually as per NZ Standard <b>Survey:</b> Independent Qualified Person

## Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection, Maintenance & Reporting Procedures
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### Automatic backflow preventers connected to a potable water supply

Hairwash Basin - Testable Device  Location: 15mm Flowmatic RPZ11 NVB s/n J6554 in service area by hwc (hot water supply)	United States Environmental Protection Agency Cross Connection Control Manual (1989 or 2003 issue). AS/NZS 2845.1:1998 Water supply – Backflow prevention devices – Materials, design and performance requirements.	United States Environmental Protection Agency Cross Connection Control Manual or AS 2845.3:1993 Water supply – Backflow prevention devices – Field testing and maintenance  <b>Inspection:</b> <b>Maintenance:</b> Certifying Plumber Repair or replace the back-flow preventer immediately any defect is apparent.  <b>Testing:</b> Independent Qualified Person Annually - Carry out the tests and checks detailed in the relevant Manual/Standard. Annual test certificates to be sent to Wellington City Council.  <b>Survey:</b> Independent Qualified Person
Hairwash Basin - Testable Device  Location: 15mm Flowmatic RPZ11 NVB s/n J6555 in service area by hwc (cold water supply)	United States Environmental Protection Agency Cross Connection Control Manual (1989 or 2003 issue). AS/NZS 2845.1:1998 Water supply – Backflow prevention devices – Materials, design and performance requirements.	United States Environmental Protection Agency Cross Connection Control Manual or AS 2845.3:1993 Water supply – Backflow prevention devices – Field testing and maintenance  <b>Inspection:</b> <b>Maintenance:</b> Certifying Plumber Repair or replace the back-flow preventer immediately any defect is apparent.  <b>Testing:</b> Independent Qualified Person Annually - Carry out the tests and checks detailed in the relevant Manual/Standard. Annual test certificates to be sent to Wellington City Council.  <b>Survey:</b> Independent Qualified Person

### Lifts, escalators or other systems for moving people or goods within buildings

Passenger Carrying Lifts  Location: 3 passenger lifts	NZS 4332:1997 - Non-domestic passenger and goods lifts or EN81 where relevant - refer to D2/AS1	NZS 4332 section 2.5 Maintenance and inspection Comply with D2/AS1  <b>Inspection:</b> Independent Qualified Person Annually <b>Maintenance:</b> Independent Qualified Person In accordance with manufacturers or suppliers recommendations. The period between maintenance and servicing checks shall be dependent on the level of usage of the lift. It shall never exceed 6 months, but could be up to fortnightly.  <b>Testing:</b> Independent Qualified Person <b>Survey:</b> Refer to NZS
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## Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection,Maintenance & Reporting Procedures
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### Mechanical Ventilation or Air Conditioning Systems

Mechanical Ventilation or Air Conditioning Systems	Where appropriate, refer to NZS 4303:1990 or NZS 4302:1987 or AS 1668.2:2002	Where appropriate, refer to NZS 4302:1987 or AS 1851.6:1997 or AS 1851 - 2005 and Appendix B of C/AS1 and/or the Designers recommendations. Appendix B of C/AS1 and/or the Designers recommendations. Specific procedures to be detailed for each system.
Location: Scope includes 2 air cooled chillers, fresh air ventilation systems, extract systems (incl garage system), fire dampers & system shutdown		<p><b>Inspection:</b> Independent Qualified Person Inspect and maintain systems to ensure correct functional operation of features affecting the health and safety of building users to a declared time frame</p> <p><b>Maintenance:</b> Suitably qualified person Inspect and maintain systems to ensure correct functional operation of features affecting the health and safety of building users to a declared time frame</p> <p><b>Testing:</b> Independent Qualified Person Maximum Interval - Annually</p> <p><b>Survey:</b> Independent Qualified Person Refer to relevant standard</p>

Gas systems	NZS 5261:1990 - Code of practice for the installation of gas burning appliances and equipment	<p>For pre-2003 installations, testing procedures shall recognise any less stringent provisions of previous approvals. Annual testing by IQP to ensure compliance with relevant sections of NZS 5261</p> <p><b>Inspection:</b> Minimum annually</p> <p><b>Maintenance:</b> Independent Qualified Person as required</p> <p><b>Testing:</b> Independent Qualified Person</p> <p><b>Survey:</b> Where relevant, check combustion safety controls, fire alarm interfaces, boiler room ventilation rates and alarm interfaces. Minimum annually</p>
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### Emergency power systems for, or signs relating to, a system or feature specified above

Signs for Systems	Signage should be in accordance with the published standard or the approved performance specification of the associated system.	Inspection frequency and remedial maintenance should be in accordance with the nominated performance and inspection standard of the associated system and to ensure signs remain correctly positioned and legible.
Comments: e.g. Fire alarm system signage		<p><b>Inspection:</b> Independent Qualified Person Annual</p> <p><b>Maintenance:</b> Independent Qualified Person IQPs providing Form 12As for specified systems are responsible for signage associated with their system</p>

## Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection,Maintenance & Reporting Procedures
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### Other fire safety systems or features

Signs for Communicating Information Intended to Facilitate Evacuation Comments: e.g. EXIT signs	NZBC F8/AS1 Signs or to the standard applicable at the time of installation and last lawful approval.	Maintain signage to ensure continued functional operation. <b>Inspection:</b> Independent Qualified Person Annual <b>Maintenance:</b> Independent Qualified Person Illuminated exit signs shall be tested in accordance with the emergency lighting system standard - refer to the Department of Building and Housing Compliance Schedule Handbook section SS 15/4
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Final Exits	NZBC C/AS1 Fire Safety or to the standard applicable at the time of installation and last lawful approval.	Ensure that the final exit is free of obstructions and usable without the need for any key, tool, etc. <b>Inspection:</b> Independent Qualified Person Annual <b>Maintenance:</b> Independent Qualified Person Frequency of owner/agent inspections of final exits depends on building use, but as a minimum should be carried out monthly. Refer to the Department of Building and Housing Compliance Schedule Handbook section SS 15/2
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Fire Separations	NZBC C/AS1 Fire Safety or to the standard applicable at the time of installation and last lawful approval.	Maintain fire separations to ensure continued functional operation. <b>Inspection:</b> Independent Qualified Person Annual <b>Maintenance:</b> Independent Qualified Person Frequency of owner/agent inspections of fire separations depends on building use, but as a minimum should be carried out monthly. Refer to the Department of Building and Housing Compliance Schedule Handbook section SS 15/3
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Smoke Separations	NZBC C/AS1 Fire Safety or to the standard applicable at the time of installation and last lawful approval.	Maintain smoke separations to ensure continued functional operation. <b>Inspection:</b> Independent Qualified Person Annual <b>Maintenance:</b> Independent Qualified Person Frequency of owner/agent inspections of smoke separations depends on building use, but as a minimum should be carried out monthly. Refer to the Department of Building and Housing Compliance Schedule Handbook section SS 15/5
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On behalf of Wellington City Council

Michael Arthurs

BWoF Officer

Original Issue Date: 5 July 1994

Last Amended Date: 27 April 2016

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# **Potentially Earthquake Prone Building Attachments**

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Service Request 263208 (Bdg StrengthInv) Item 1 (Status Item)

Service Request Item

Item: 1

SR Location: 81 MOLESWORTH STREET Thorndon

Designated Wufi: 1003680 Survey Current - 81 Molesworth Street

File Reference: 0600 370429

Contact:

Contact Address:

Attention:

Status: Outside Earthquake Prone Policy

Status Date: 29-Aug-12 2:50 PM SR Status: Completed

Owner: Member: TW Legacy Extn:

Team: 1999/Comp Mon/Enf Team 120

Due Date: Days Remaining :

Days Elapsed :

Description:	Bldg - Shamrock House -
Extended: Description	81 Molesworth Street
Special Conditions or Comment	

The Accident Compensation Corporation  
C/O Accounts Payable (S Boeyen)  
PO Box 242  
Wellington 6140

Date: 10 August 2012

**Advice to building owners – non-ductile columns**

**Site Address:** 81 Molesworth Street  
**Legal Description:** LOT 1 DP 62033

Dear owner

You are shown on our records as being the owner of the above building; please advise the writer if this is not the case.

As a result their post February 2011 investigations and subsequent technical review of Territorial Authority records of certain buildings consented between 1982 and 1995, the Ministry of Business, Innovation and Employment (the Ministry) (formerly the Department of Building and Housing) have asked that we write to you recommending that you have a suitably qualified and experienced engineer assess the implications of any non-ductile columns on the earthquake performance of your building.

The reason for this request is that the Ministry's investigations post February 2011 found that the failure of non-ductile reinforced 'gravity' columns contributed to the failure of some buildings in the February earthquake in Canterbury.

The Ministry's review of our records indicates your building may have non-ductile columns.

The Structural Design Standard applied to buildings designed between 1982 and 1995 allowed the use of non-ductile gravity columns as long as certain conditions were achieved which limited undue movement of the buildings structure. The failure of the columns during the February 2011 earthquake was a result of severe horizontal and vertical ground movement that occurred. The resulting structural movement that resulted was significantly more than what was expected under the 1982-1995 design standard.

It is important to note however, that the Ministry's review was limited to determining the presence or otherwise of non-ductile columns. As such the buildings identified will not necessarily have problems with structural performance in an earthquake. Other elements of seismic resisting structure may limit displacements to acceptable levels.



I have included guidance information from the Ministry which provides further advice for you to review.

**Action required:**

While the presence of non-ductile gravity columns does not necessarily mean there is a structural safety problem with the building, I would strongly recommend you commission a detailed engineering assessment by a structural engineer of the building to determine whether or not the building has this type of construction.

I would recommend that this assessment be completed as soon as you are able to arrange this. To assist you, the suggested scope of the assessment is set out in the attached guidance information.

Please provide us with a copy of this assessment once completed so that it can be placed on the building's property file.

The Council will arrange a briefing for you and other building owners who we have contacted as a result of the Ministry's review. You will receive an invitation to this meeting shortly. The purpose of the meeting is to provide information on the background to the issue. One of the Council's contracted structural engineers (Rob Jury of Beca Carter Ferner) will also attend the meeting to explain the elements of a structural assessment that we recommend be undertaken.

If you have any questions or concerns about this issue please contact me.

Yours sincerely



Stephen Cody  
**Manager, Seismic Assessments**  
Earthquake Resilience  
P: 803 8705  
M: 021 227 8705  
E: [stephen.cody@wcc.govt.nz](mailto:stephen.cody@wcc.govt.nz)



26 November 2012

The Accident Compensation Corporation  
C/O Accounts Payable (S Boeyen)  
PO Box 242  
Wellington 6140

**Site Address:** 81 Molesworth Street

**Legal Description:** LOT 1 DP 62033

**Re: Update and survey on assessment of buildings.**

I am writing to you to provide another update on this issue. I have also included a brief survey which I would ask you complete and return to the Council at your earliest convenience.

In early November I provided a brief update on what was happening with this matter. This included confirmation the Minister for Building & Housing intends to release the list of affected buildings. This may occur in early December 2012, however the Ministry has also advised the release may be delayed until the New Year to allow owners (and engineers) more time to take respond.

I know a number of owners have taken action on this matter and have either completed the assessment or have confirmed with me they are awaiting advice from their engineer. I would like to thank those owners who have responded so quickly.

Unfortunately a number of owners are yet to provide any advice on what action (if any) they intend to take. I am concerned that when the Minister releases the "list of buildings" any enquires regarding those buildings will be met with a "nil response from owner."

In my earlier letters I confirmed the request to check your building(s) was an advisory and on that basis it was not mandatory. That is still the case. However I am sure you will be aware of the amount of "public and media interest" this issue has generated. This interest is likely to be rekindled when the Royal Commission releases its findings on the cause(s) of building collapse in Christchurch. You may remember from my first letter it was the collapse of the CTV building which prompted the Ministry to undertake the review of buildings (nationally) and publish the advisory.

I understand the final report from the Royal Commission, including comment on the CTV building's collapse is expected to be released in December.

In order to minimise any confusion with this matter, the Council has developed a brief survey which I would urge you to complete. The survey is short and asks a couple of

questions such as whether you have engaged an engineer, are unable to engage an engineer through to advising whether you intend to address any issues identified as part of the assessment. Once you have completed the survey please return it in the stamped self addressed envelope, or you can also scan it and email it to me at:

**stephen.cody@wcc.govt.nz**

Once we receive this information, it will be saved against the building's property files and will support any advice we provide in response to enquiries we may receive that relate to this issue.

As I previously noted, a number of you have already provided me with an update. This has included advice on what action you intend to take in response to the engineer's assessment. I would ask that you also complete the survey. This will aid in ensuring a level of consistency in what information we are receiving as well as provide some owners with an opportunity to provide an update on the status of their building.

As previously noted I would appreciate if you could return the survey at your earliest convenience. Given the pending release of information from the Royal commission I would suggest you aim to return the survey by Friday 7 December 2012.

If you have any questions regarding this matter or the attached survey please do not hesitate to contact me.

Yours sincerely,



Steve Cody  
Manager Seismic Assessments  
Earthquake Resilience  
Wellington City Council  
Telephone 04 803 8705  
Email: stephen.cody@wcc.govt.nz





## Non-Ductile Columns:

### Guidance on assessing buildings with non-ductile columns

**The purpose of this guidance is to assist structural engineers, Territorial Authorities and owners in reviewing buildings identified as having non-ductile columns.**

#### Background

The investigation into the February 2011 collapse in February 2011 of the CTV Building found that the failure of non-ductile reinforced concrete 'gravity' columns was a critical factor in the collapse.

The Ministry of Business, Innovation and Employment (formerly the Department of Building and Housing) has commissioned a review of Territorial Authority records to determine if there are other buildings which have non-ductile columns. These buildings *may* pose an unacceptable risk of collapse in a significant earthquake event and thus require attention.

Territorial Authorities were asked to identify buildings that:

- have three or more storeys, and
- were granted a building permit or consent between 1982 and 1995, and
- have reinforced concrete columns.

Where buildings have been identified as having non-ductile columns, the Ministry has requested that Territorial Authorities write to the owners of those buildings to recommend that they have a suitably qualified and experienced engineer assess the implications of any non-ductile columns on the earthquake performance of the building.

At the same time, owners may choose to obtain advice on other earthquake performance issues with the building.

It is important to note that buildings identified as having non-ductile columns will not necessarily have problems with structural performance in an earthquake. Other elements of the seismic resisting structure may limit displacements to acceptable levels.

#### Technical Issues

##### Issues to Consider

##### *Considerations of what the implications are for non-ductile columns*

- How well is the non-ductile column protected from excessive displacement by other elements of the seismic resisting structure, e.g. walls?
- What would the consequences be of excessive displacement of the non-ductile columns?

- What remedial works are desirable, in the context of the whole building? Consider that the non-ductile columns issue may achieve a certain performance level (e.g. %NBS), but other structural elements achieve a lower performance level.
- Estimates of displacement based on current loading and material standards should be used to assess the implications.

## **Actions Required**

### ***Actions to consider in assessing the implications***

- Assess displacements (both directions and torsional) for current earthquake actions for NZS 1170.5 and using current methods.
- Assess the capacity of columns to cope with these displacements.
- Understand the implications of other features of the seismic resisting structure and how they interact to reduce the earthquake risk.

Note 1: Non-ductile columns may also involve issues with non-ductile frames, beam-column joints.

Note 2: Structural interference from non-structural elements such as infill panels, spandrel beams, needs to be checked and may require remedial work.

### ***Actions to consider for the consequences of non-ductile columns***

- Review the performance of the seismic resisting structure at full current design levels.
- Assess the role of non-ductile columns in any collapse.

## **Remedial Actions**

- Consider other features of the seismic resisting structure.
- Recommend remedial works. Improvement of all identified concerns, not just non-ductile columns.
- Consider broad options first (e.g. whole-of-building treatment).

Refer to New Zealand Society of Earthquake Engineering “*Assessment and Improvement of the Structural Performance of Buildings in Earthquakes*” (Recommendations of Study Group, June 2006): Section 13.3 – Strategies for Improving Structural Performance and Section 13.4 – Global Strengthening. For element strengthening, refer to Section 13.5 – Strengthening Building Elements.

## **Best Practice Aims/Goals**

- Robust load paths.
- Greatest possible resilience, i.e. reduce the consequence of ‘overload’.
- A balanced approach, i.e. maximum overall capability with respect to performance in an earthquake shaking corresponding to full current design levels.

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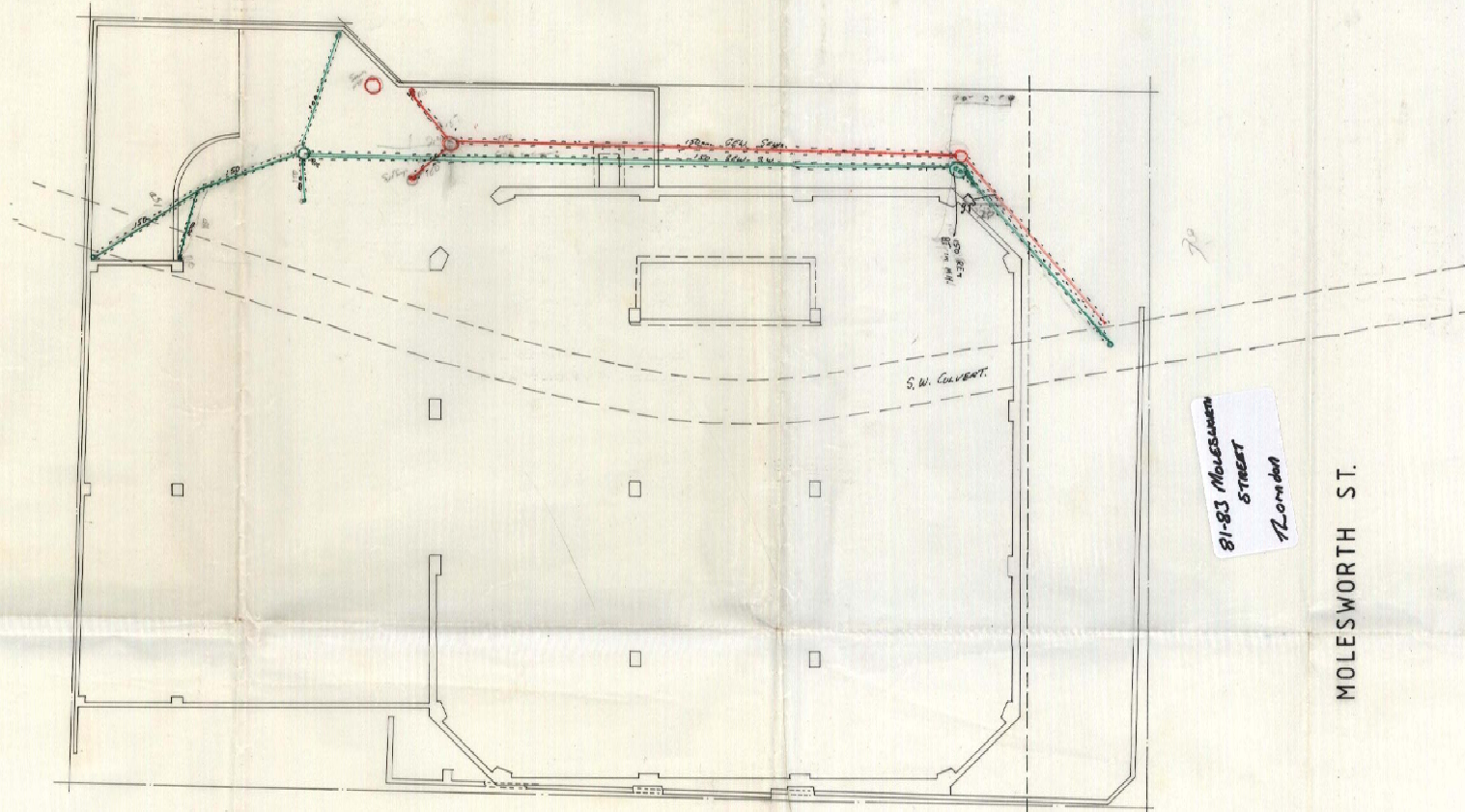
# **Plumbing and Private Drainage Attachments**

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WORKS DEPARTMENT  
PLANNING AND SURVEY BRANCH  
RECEIVED  
26 JAN 1984  
MARTIN STREET  
WELLINGTON

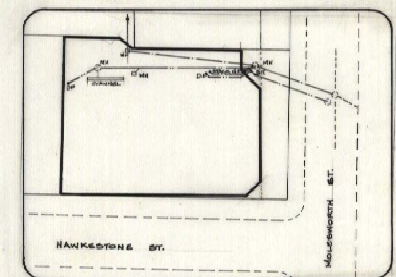


HAWKESTONE ST.

SITE PLAN 1:100

MOLESWORTH ST.

SITE PLAN - 1:500

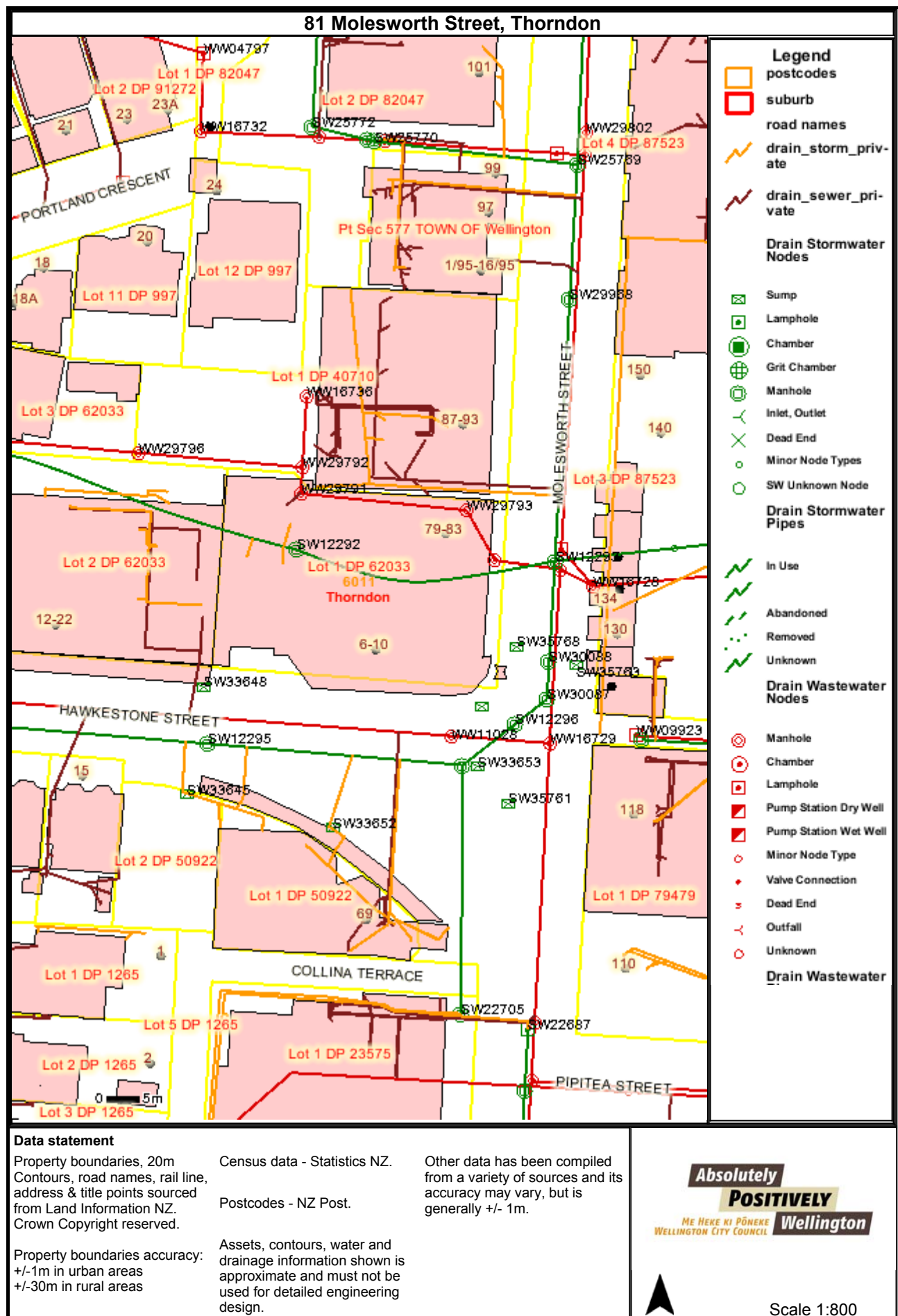


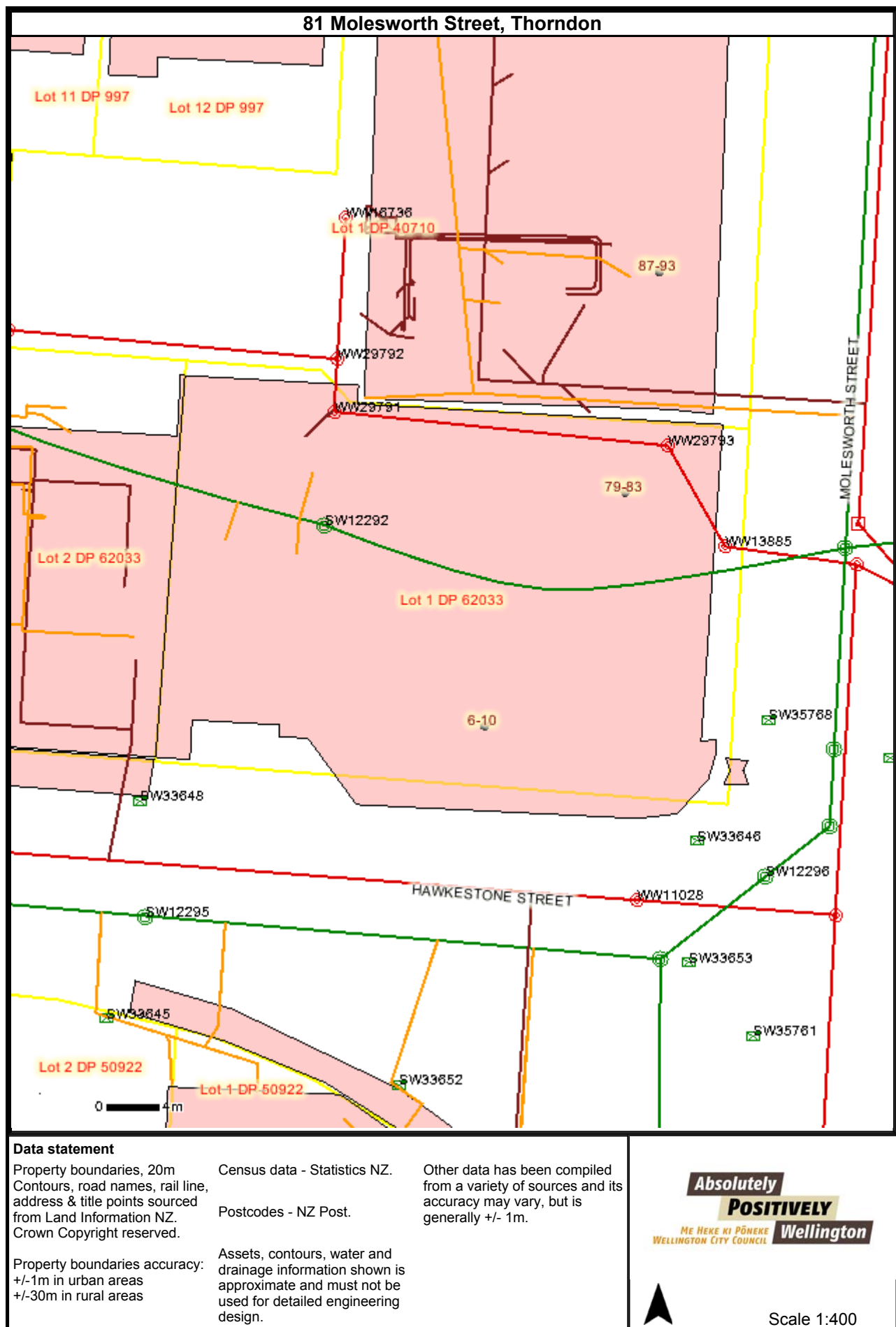
SHAMROCK DEVELOPMENT

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# **Public Drainage Attachments**

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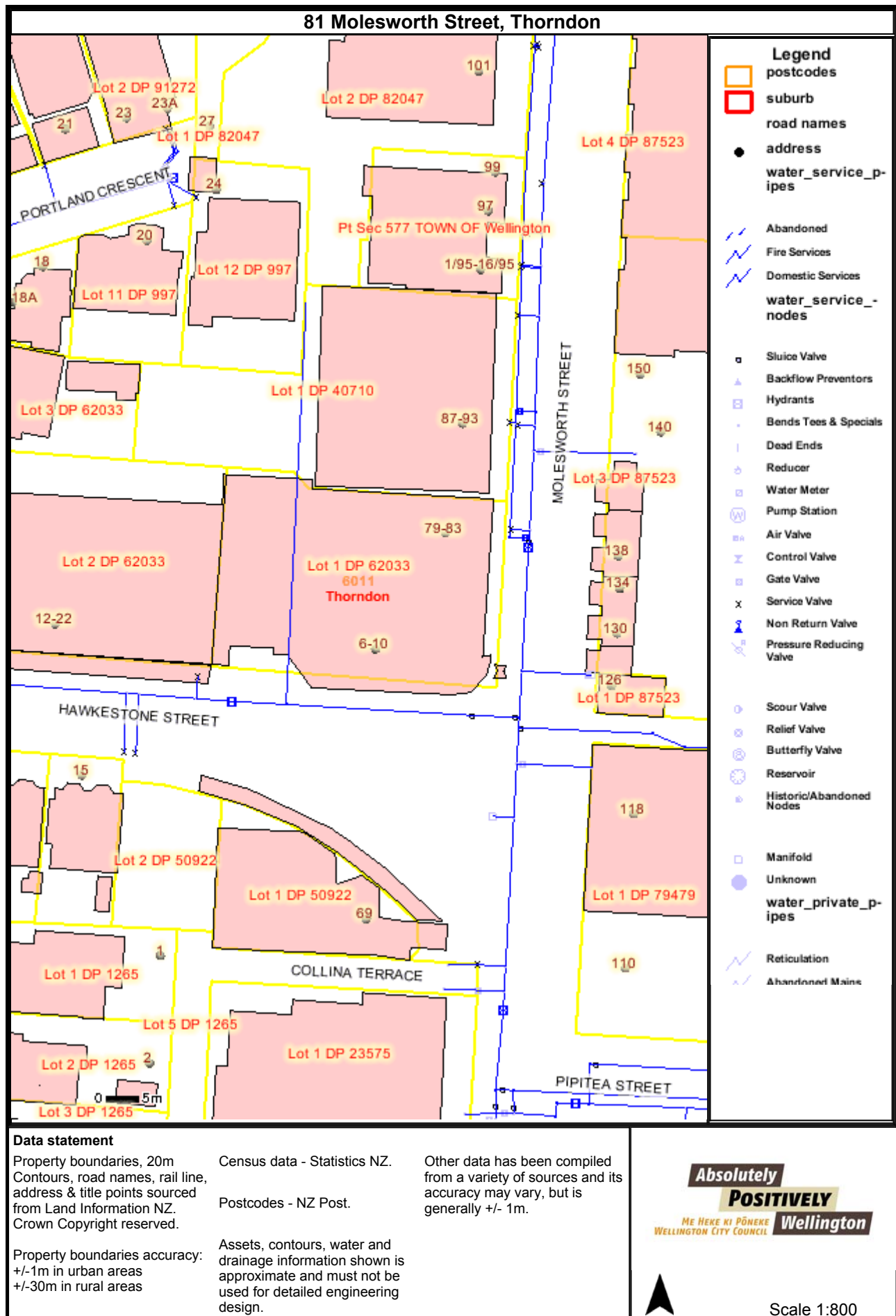




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# **Water Attachments**

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# **Hazardous Substances Attachments**

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# Dangerous Goods Licence

## No. 9800883

(Hazardous Substances & New Organisms Act 1996)

This licence authorises the holder thereof to store dangerous goods in quantities and in containers not exceeding those scheduled hereunder and only under the conditions set out in the schedule or in the clauses of the Conditions of Storage set out below

Accident Rehabilitation & Compensation Insurance Corporation P O Box 242 Wellington 6015	<b>OFFICE USE ONLY</b>  <b>SR #</b> 9800883  <b>Link #</b> 370429
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Premises: 81 MOLESWORTH ST	Dated: 9 June 2003
Robert McBride-Wilson	Inspector of Dangerous Goods, on behalf of Wellington City Council
Unless sooner surrendered or revoked, this licence shall <b>remain in force until 31<sup>st</sup> March 2004</b> and may be renewed annually thereafter.	

Schedule of Dangerous Goods authorised in this Licence.			
Class*	Maximum quantity	Containers	
3c	500	Aboveground Tank	
<b>Conditions of Storage</b> <ol style="list-style-type: none"><li>In approved underground tanks with attached refuelling pumps (as scheduled above) situated in approved locations. All pumps to be of an approved type and in approved situations.</li><li>In drums exceeding 60 litres capacity stored in an approved class of depot situated in an approved location.</li><li>In quantity not exceeding 250 litres of Dangerous Goods of Class 3b (kerosene, etc.) held in a single container of approved type and situated and installed in accordance with the Dangerous Goods (Class 3 Flammable Liquids) Regulations 1985.</li><li>In tins and drums not over 60 litres capacity, stored in an approved depot situated in an approved location.</li><li>In approved aboveground tanks as scheduled above, in accordance with particulars submitted with the licensee's application and approved by an Inspector of Dangerous Goods</li><li>In approved storage tanks or containers used solely for the storage of Dangerous Goods of Class 3c and forming an integral part of a fuel oil consuming installation, the whole to be in accordance with particulars submitted with the licensee's application and approved by an Inspector of Dangerous Goods</li><li>In approved containers in a workroom constructed and situated in accordance with particulars submitted with the licensee's application and approved by an Inspector of Dangerous Goods</li><li>In approved mobile tank units as scheduled above at all time located, except when in transit, at a distance of not less than 30m from any protected work.</li><li>Installations requiring Chief Inspector of Dangerous Goods approval must comply with any other additional requirements or conditions imposed</li></ol> Note: Environmental Protection obligations under the Resource Management Act 1991 must still be complied with.			
*Class 2 - Gases	*Class 3 - Flammable Liquids	*Class 4 - Flammable Solids or Substances	*Class 5 - Oxidising

#### Notes:

Your attention is called to the declaration on the application form and subsequent renewal declarations (if any). Should the information given to this office be incorrect, then the licence will be invalid.



Certificate No. 047

## TEST CERTIFICATE

### Stationary Container System

Issued pursuant to Section 82 of the Hazardous Substances and New Organisms Act 1996

This certificate is issued to:

ACC- Shamrock House

Contact details:

Malcolm Mason 0274-459- 079

Chris O'Flaherty 0274- 974-868

Expiry date:

28<sup>th</sup> May 2011

Site Location:

81-83 Molesworth Street

Wellington

This certificate is issued in accordance with Schedule 8 Clause 92 of the Hazardous Substances (Dangerous Goods and Scheduled Toxic Substances) Transfer Notice 2004. (as amended). This certifies that the relevant requirements have been met, for the substances and stationary container systems specified below at the maximum capacity identified:

Type/manufacturer

not known

Capacity of stationary container

802 Lts.

Substances certified for storage

Class 3.1 D (diesel fuel)

Design code or standard

Regulations 60&100-127 Dangerous Goods  
(Class 3-Flammable Liquids) Regulations

Year of installation/ manufacture

1998

Serial Number

not known

#### Conditions:

- 1) Unless surrendered or revoked beforehand, this certificate shall remain in force until the 28<sup>th</sup> May 2011 and may be renewed thereafter by an authorised test certifier.
- 2) This certificate must be produced at the request of an enforcement officer appointed under the HSNO Act 1996.

HEF  
HSNO Inspection Services  
Limited  
89 Whites Line East  
Lower Hutt  
CELL 021-49-59-29



Issued 28<sup>th</sup> May 2008

Harry Flannigan

Test Certifier Registration No 71

*DISCLAIMER: This Hazardous Substance Test Certificate is issued pursuant to the Hazardous Substance and New Organism Act 1996 and certifies that at the time of the inspection the relevant requirements of the HSNO Act 1996 were met. The test certificate does not negate responsibilities you may have under the Resource Management Act 1991, the Building Act 1991, or any other Act or Bylaw or District Plan requirements administered by your local Council. Please contact your local Council for advice on these matters.*